



ONONDAGA COUNTY PLANNING BOARD

Wednesday, March 19, 2025
11:00 AM

Carnegie Building
335 Montgomery St., 1st Floor

MEETING AGENDA

- I. Call to Order
- II. Introduction of New Planning Board Members
- III. Approval of the Minutes of the February 26, 2025 meeting
- IV. GML Section 239 Municipal Referrals
- V. Adjournment

S-25-7 PRELIMINARY
 See Also Case: SUBDIVISION Winkelman Conservation Subdivision
 Cal Winkelman
 Z-25-75 at 3415 Kane Avenue (aka County Line Road) Tax Map # 048.-01-23.2
 Town of Skaneateles
 Received: 2/21/2025 30-Day Deadline: 3/23/2025

1 General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Kane Avenue (Route 41A), a state highway, the municipal boundary between the Town of Skaneateles and the Village of Skaneateles, the municipal boundary between the Town of Skaneateles and the Town of Sennett, and a farm operation located in a NYS Agricultural District; and
 2 the applicant is proposing to subdivide a 47.3-acre parcel into 11 residential lots, 1 conservation lot, and a remaining 15.3-acre portion to be developed at a later date, in a Rural and Farming zoning district; and
 3 the Board is concurrently reviewing a site plan referral (Z-25-75) for this proposed residential subdivision; and
 4 the Board previously held No Position on a subdivision referral (S-21-81) to divide a 49.3-acre parcel into two new lots; the current site/Lot A (45.5 acres) and Lot B (3.8 acres); and
 5 the site is located just outside the Village boundary with surrounding residential and agricultural land uses; aerial imagery from May 2024 shows the site has narrow areas on both the western and eastern ends, leading to frontage on both County Line Road, a local road, to the west and Kane Avenue (NYS Route 41A) to the east; the site appears to be vacant, containing active agriculture across the majority of the site with wooded areas near road frontages; the large agricultural parcel to the north is owned by Central New York Land Trust; and
 6 per the Sketch Plan dated 11/26/24, the applicant is proposing a residential subdivision to be completed in two phases; the Sketch Plan shows 17 residential lots ranging in size from 0.60 acres to 1.66 acres with three Conservation Areas identified as A, B, and C; the currently referred proposal is for Phase 1, development of the western 32 acres into 11 residential lots; the Sketch Plan shows a roadway entering the site from County Line Road and circulating through the middle of the site; proposed Lots 1-8 will be along the southern parcel boundary with proposed Lots 9, 10, and 11 across the middle of the parcel; Conservation Area A will occur between the roadway and the northern parcel boundary; Phase 2 will be development of the eastern 15.3 acres with Lots 12 through 17 along the southern site boundary and roadway access coming from Kane Avenue; Phase 1 and 2 are shown connecting via two walking path easements that are proposed to cross the middle of the site, Conservation Area B; Conservation Area C will occur between Lots 12-17 and the northern parcel boundary; and
 7 per the Sketch Plan, the proposal will result in 12.8 acres of developed area in Phase 1, 6.07 acres in Phase Two, totaling 40% of the site with 60% of the site, 30.05 acres, to be within Conservation Areas ; 28.21 acres will be located in the Skaneateles Lake Watershed; and
 8 per the Sketch Plan, a 50'-wide Electric Line Permanent right-of-way and easement cross the western narrow portion of the site and proposed roadway; the proposed roadway and southern walking path are proposed to coincide with a proposed utility easement; and
 9 per the Environmental Assessment Form (EAF) dated 3/7/25, >1 acre of the site will be disturbed by the proposed project and stormwater will be directed to an on-site

stormwater management facility; the Sketch Plan shows a stormwater basin is proposed to be located within Conservation “A”;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

10 per the referral notice, new connections to public drinking water are proposed to serve the development; the EAF notes drinking water will come from the Town of Skaneateles with anticipated water usage of 4,840 gallons per day; and

11 per the referral notice, new individual septic systems are proposed to serve the development; the Sketch Plan shows some of the proposed leach fields will be located across the internal roadway from the residential lots, within Conservation Area A; provisions for ownership and maintenance of septic is unclear; the EAF notes the proposed development is anticipated to generate 4,840 gallons of liquid waste per day; ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and

12 GIS mapping shows a tributary to Skaneateles Creek, a federally regulated Class C stream (ID 896-1.4), along with its associated NYS wetland and floodplain, across the narrow western portion of the site; per the Sketch Plan dated 11/26/24, the proposed roadway into the subdivision will cross the stream; a Wetland and Waterbodies Delineation Report dated 11/28/23 by Earth Dimensions, Inc was included with the referral materials, showing four wetland areas and the above described stream on the property; per Section VI: Recommendations, the four wetlands have “no continuous connection to a Water of the U.S. and it is EDI’s opinion that these features are not federally jurisdiction” with the first recommendation to submit the wetland report to the US Army Corps of Engineers (USACE) to confirm wetland boundaries and make a jurisdictional determination; the four wetland areas are shown on the Sketch Plan, contained in the Conservation Areas; ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

13 Phase 2 of the proposal is located in the Skaneateles Lake Watershed Overlay District (SLWOD) and subject to stricter standards; the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

14 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process;

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



S-25-7

S-25-9 LAND USE PLAN
 See Also Case: AMENDMENT Syracuse Developmental Center -
 Russell Albanese Albanese
 Z-25-89 at 800 and 802 South Wilbur Avenue Tax Map # 098.2-01-05.2, 098.2-01-05.
 Z-25-90 City of Syracuse
 Received: 3/7/2025 30-Day Deadline: 4/6/2025

1 General Municipal Law Section 239-n allows the County Planning Board to review the
 approval of subdivisions and the site is located within 500 feet of the Rosamond Gifford
 Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and
 2 the applicant is proposing to subdivide two parcels to create 32 new lots to facilitate
 construction of a mixed-use / mixed-income development that includes residential,
 commercial, manufacturing and light industrial on the 47.8-acre former Syracuse
 Developmental Center site in a proposed Planned Development (PDD) zoning district
 which is currently zoned Urban Core (MX-4); and
 3 the Board is concurrently reviewing an Other Authorization referral to establish the
 proposed Planned Development District (PDD) and a zone change referral (Z-25-89, Z-25-
 90) for the site to be changed to the PDD zoning designation; the Board previously
 conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site
 Plan) detailing all four phases of this proposed project, advising the City to submit a copy
 of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County
 Department of Water Environment (OCDWEP) and contact the Department to obtain the
 appropriate permits, advising any existing drinking water and wastewater infrastructure
 and associated easement must be shown on the plans, and show all boundaries for the
 floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add
 more pedestrian pathways to adjacent streets and the park and zoo; and
 4 the site is the former location of the Syracuse Developmental Center, a complex of
 buildings built in the early 1970's to serve people with disabilities; the center was closed
 in 1998 and has remained vacant since that time; the site is located on the eastern side of
 Burnet Park, a City-owned park containing recreational areas, a golf course, and the
 Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential
 neighborhoods with Fowler High School located to the east and Arc of Onondaga to the
 north; the development is proposed to be constructed in four-phases, redeveloping the site
 to include 461 apartment units in a complex including four apartment buildings, 50-60
 townhomes, and a "tech/light industrial facility"; the complex will also contain a green
 space and park and playground areas; and
 5 per the Planned Development District Plan dated 2/26/25, the applicant is seeking to
 establish a PDD for the 47.80-acre site to allow the proposed redevelopment; the allowed
 uses will include residential uses: single-unit attached and detached dwellings, two-unit
 and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner
 occupied dwellings; park and recreation facilities will be allowed; commercial uses
 include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and
 professional services, food and beverage retails, and retail, general <1,000 sf; allowed
 Industrial uses include research and innovation, manufacturing – artisan, and
 manufacturing – general; there will be no setback requirements; maximum height will be
 eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the
 zoning of the two parcels comprising the site to be in the proposed Planned Development
 District; and
 6 per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant

is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

7 per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

8 the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

9 the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

10 per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, "stormwater will be handled on-site in an on-site stormwater management facility"; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

11 the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

12 per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

13 the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

14 the site is located near Delaware School, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; and

Z-25-75 SITE PLAN

See Also Case: Cal Winkelman

Winkelman Conservation Subdivision

S-25-7 at 3415 Kane Avenue

Tax Map # 048.-01-23.2

Town of Skaneateles

Received: 2/21/2025

30-Day Deadline: 3/23/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review
approval of site plans and the site is located within 500 feet of Kane Avenue (Route
41A), a state highway, the municipal boundary between the Town of Skaneateles and the
Village of Skaneateles, the municipal boundary between the Town of Skaneateles and the
Town of Sennett, and a farm operation located in a NYS Agricultural District; and
2 the applicant is proposing to develop a 47.3-acre parcel into 11 residential lots, one
conservation lot, and a remaining 15.3-acre parcel to be developed at a later date, in a
Rural and Farming zoning district; and
3 the Board is concurrently reviewing a subdivision referral (S-25-7) to divide the site into
13 lots for this proposed residential subdivision; and
4 the Board previously held No Position on a subdivision referral (S-21-81) to divide a 49.3-
acre parcel into two new lots; the current site/Lot A (45.5 acres) and Lot B (3.8 acres);
and
5 the site is located just outside the Village boundary with surrounding residential and
agricultural land uses; aerial imagery from May 2024 shows the site has narrow areas on
both the western and eastern ends, leading to frontage on both County Line Road, a local
road, to the west and Kane Avenue (NYS Route 41A) to the east; the site appears to be
vacant, containing active agriculture across the majority of the site with wooded areas
near road frontages; the large agricultural parcel to the north is owned by Central New
York Land Trust; and
6 per the Sketch Plan dated 11/26/24, the applicant is proposing a residential subdivision to
be completed in two phases; the Sketch Plan shows 17 residential lots ranging in size
from 0.60 acres to 1.66 acres with three Conservation Areas identified as A, B, and C; the
currently referred proposal is for Phase 1, development of the western 32 acres into 11
residential lots; the Sketch Plan shows a roadway entering the site from County Line
Road and circulating through the middle of the site; proposed Lots 1-8 will be along the
southern parcel boundary with proposed Lots 9, 10, and 11 across the middle of the
parcel; Conservation Area A will occur between the roadway and the northern parcel
boundary; Phase 2 will be development of the eastern 15.3 acres with Lots 12 through 17
along the southern site boundary and roadway access coming from Kane Avenue; Phase 1
and 2 are shown connecting via two walking path easements that are proposed to cross
the middle of the site, Conservation Area B; Conservation Area C will occur between
Lots 12-17 and the northern parcel boundary; and
7 per the Sketch Plan, the proposal will result in 12.8 acres of developed area in Phase 1,
6.07 acres in Phase Two, totaling 40% of the site with 60% of the site, 30.05 acres, to be
within Conservation Areas ; 28.21 acres will be located in the Skaneateles Lake
Watershed; and
8 per the Sketch Plan, a 50'-wide Electric Line Permanent right-of-way and easement cross
the western narrow portion of the site and proposed roadway; the proposed roadway and
southern walking path are proposed to coincide with a proposed utility easement; and
9 per the Environmental Assessment Form (EAF) dated 3/7/25, >1 acre of the site will be
disturbed by the proposed project and stormwater will be directed to an on-site
stormwater management facility; the Sketch Plan shows a stormwater basin is proposed

to be located within Conservation “A”;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

10 per the referral notice, new connections to public drinking water are proposed to serve the development; the EAF notes drinking water will come from the Town of Skaneateles with anticipated water usage of 4,840 gallons per day; and

11 per the referral notice, new individual septic systems are proposed to serve the development; the Sketch Plan shows some of the proposed leach fields will be located across the internal roadway from the residential lots, within Conservation Area A; provisions for ownership and maintenance of septic is unclear; the EAF notes the proposed development is anticipated to generate 4,840 gallons of liquid waste per day; ADVISORY NOTE: The Onondaga County Health Department's Bureau of Public Health Engineering must formally approve any existing or proposed septic system for all lots less than five acres prior to Department endorsement of the subdivision; and

12 GIS mapping shows a tributary to Skaneateles Creek, a federally regulated Class C stream (ID 896-1.4), along with its associated NYS wetland and floodplain, across the narrow western portion of the site; per the Sketch Plan dated 11/26/24, the proposed roadway into the subdivision will cross the stream; a Wetland and Waterbodies Delineation Report dated 11/28/23 by Earth Dimensions, Inc was included with the referral materials, showing four wetland areas and the above described stream on the property; per Section VI: Recommendations, the four wetlands have “no continuous connection to a Water of the U.S. and it is EDI’s opinion that these features are not federally jurisdiction” with the first recommendation to submit the wetland report to the US Army Corps of Engineers (USACE) to confirm wetland boundaries and make a jurisdictional determination; the four wetland areas are shown on the Sketch Plan, contained in the Conservation Areas; ADVISORY NOTE: The applicant is advised to contact the U.S. Army Corps of Engineers and/or NYS Department of Environmental Conservation to confirm the presence of federal and/or state wetlands and/or the 100-foot state wetland buffer on the site; all confirmed wetlands should be shown on the plans for the site and any necessary permits should be obtained for any proposed development or placement of fill in a wetland, or drainage of any confirmed wetlands and buffers; and

13 Phase 2 of the proposal is located in the Skaneateles Lake Watershed Overlay District (SLWOD) and subject to stricter standards; the Skaneateles Watershed Rules and Regulations require that the applicant submit plans to the City of Syracuse Water Department for approval; and

14 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process;

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-75

Z-25-79

SPECIAL PERMIT

McDonald's USA, LLC
at 4979 West Taft Road and Cedar Post Road

McDonald's restaurant
Tax Map # 107.-20-01.1

Town of Clay

Received: 3/4/2025

30-Day Deadline: 4/3/2025

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General Municipal Law Section 239-m allows the County Planning Board to review issuance of special permits and the site is located within 500 feet of West Taft Road (Route 51), a county highway, and a farm operation located in a NYS Agricultural District; and

the applicant is proposing construction of a 4,400 sf McDonald's restaurant with drive-thru on a 1.33-acre portion of a 19.99-acre parcel in Regional Commercial (RC-1) and Limited Use for Gasoline Services (LuC-1) zoning districts; and

the Board has reviewed multiple referrals regarding a proposed McDonald's for this site, most recently recommending Modification of a special permit referral (Z-24-215) advising the applicant must coordinate West Taft Road access plans with the Onondaga County Department of Transportation (OCDOT) along with providing drainage data and a Traffic Impact Study (TIS) to the Department for review; the Board also encouraged alternative site planning for this project, including locating the proposed building closer to the road frontage, relocating parking away from the front of the site, and providing pedestrian and bicycle accommodations along with strongly recommending the addition of landscaping/reduction of permeable surface at this highly paved site; previously, the Board recommended Modification on a special permit referral (Z-16-392) with similar recommendations: advising the applicant to coordinate with OCDOT and providing similar comments regarding siting, aesthetics, and drainage; and

the site currently contains a Wegmans grocery store and multiple small retail tenants within the strip shopping center, as well as an expansive open parking lot between the building and West Taft Road; the site has signalized access to West Taft Road, a county highway, and a full access driveway to Cedar Post Road, a local road;
ADVISORY NOTE: Per the Onondaga County Department of Transportation, all existing or proposed driveways on West Taft Road must meet Department requirements; and

the applicant is currently proposing a 4,400 sf McDonald's restaurant with drive-thru in a 1.326-acre leased area located in the southeast corner of the Wegmans parking lot, near the site's frontage on West Taft Road, a county route, and Cedar Post Road, a local road; per the Site Plan dated 2/3/25, the subject area will contain a McDonald's restaurant in the middle with a double drive-thru starting along the southern side, shrinking to a single-lane drive-thru as it circulates the building; the Site Plan shows 64 parking spaces located within the McDonald's leased area; and

per the Project Narrative from Bohler Engineering data 2/13/25, changes have been made to the proposal based on Town Board and neighbor comments including adding a continuous curb along the northern boundary of the leased area to improve vehicle flow, adding curbed landscaped areas, and increasing the size of the internal green area between the drive-thru lanes and the eastern leased area boundary; per the Site Plan, landscaped areas that had been present in the previous referral have been enlarged and new landscaped areas have been incorporated into the currently referred design; and

per the Environmental Assessment Form (EAF) dated 2/13/25, 0.25 acres of the site will be disturbed by the proposed project; per the EAF, the current proposal will result in a 0.06-acre increase in meadows, grasslands or brushlands; and

per the EAF, a new connection to public drinking water is proposed to serve the new

restaurant and the proposed McDonald's is anticipated to utilize 1,500 gallons of drinking water per day;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

9 per the EAF, a new connection to the public sewers is proposed to serve the new restaurant and the proposed McDonald's is anticipated to generate 1,700 gallons of sanitary sewage and cooking grease per day; the site is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

10 per the Land Title Survey dated 5/16/14 included with the previous referral, there are numerous easements on the parcel including a 20'-wide OCWA-owned easement on the west side of the parcel, a permanent right-of-way to New York Telephone Co in the southwest corner, Town and OCWA-owned rights-of-way in the northwest corner, and 10'-wide and 30'-wide permanent rights-of-way along the northern parcel boundary; all easements appear to be located outside of the subject area; and

11 a Traffic Impact Assessment dated 10/25/24 by GTS Consulting was included with the referral materials;

12 the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

13 per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located adjacent to the site; the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery, there are no sidewalks along road frontages in this area; and

14 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



Z-25-79

Z-25-88

AREA VARIANCE

Stewart's Shops Corp.
at 6188 & 6190 South Bay Road

Stewart's Shops Corp.
Tax Map # 051.-01-31.1, 051.-01-32.1

Town of Cicero

Received: 3/5/2025

30-Day Deadline: 4/4/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review the
 granting of use or area variances and the site is located within 500 feet of South Bay
 Road (Route 208) and Thompson Road (Route 14), both county highways, and a farm
 operation located in a NYS Agricultural District; and

2 the applicant is requesting several area variances related to the proposed construction of a
 new 4,500 sf Stewart's Shop convenience store and fueling facility on two parcels totaling
 2.99 acres in General Commercial and Industrial zoning districts; and

3 the Board previously recommended Modification of a site plan referral (Z-25-53) for this
 proposed Stewart's Shop and fueling station, advising the applicant to coordinate with
 Onondaga County Department of Transportation (OCDOT) and provide a copy of the
 Stormwater Pollution Prevention Plan (SWPPP), traffic data, and lighting plan to the
 Department and advising stormwater mitigation must be reflected on the site plan; the
 Board also encouraged the applicant to add landscaping along road frontages and around
 the perimeter of the proposed building; and

4 the site is located at a commercial crossroads of South Bay Road and Thompson Road,
 County Routes 208 and 14; surrounding businesses include Vintage Motors & Storage, a
 trucking terminal, an auto and truck repair facility, a self-storage facility, a drug store,
 and former brewery with greenhouse; and

5 the site is a parcel containing an existing fueling station, convenience store, and car wash
 and the adjacent parcel to the south which contains powerlines and a gravel lot within an
 easement to Niagara Mohawk; the site currently has a full access driveway to South Bay
 Road and two full access driveways to Thompson Road; and

6 the applicant is proposing demolition of the existing gas station and carwash to construct
 a 4,500 sf Stewart's Shop convenience store with 4 fueling stations; per the Proposed Site
 Plan dated 1/2/25, the applicant will locate the convenience store in the southern portion
 of the triangular-shaped site, fronted by a 48'x48' canopy with four fueling stations; the
 southern driveway to Thompson Road will be closed, but the two remaining driveways
 will be retained; per the Landscape Plan dated 1/2/25, the rear portion of the site will be
 converted to lawn and some trees will be installed along road frontages; a freestanding 63
 sf, internally illuminated sign is proposed for the northernmost section of the site, in the
 same approximate location as the former gas station's sign; and

7 the applicant is currently requesting four variances to allow construction of the Stewart's
 facility: to allow the front of the building to be setback 46' where 50' is required, to allow
 the fueling canopy to be set back from the western boundary 30' and 22' from the eastern
 boundary where 50' is required, and to allow the sign to be set back 5' when 20' is
 required by Town Code; per the Proposed Site Plan – ZBA and Proposed Site Plan –
 ZBA [2], both dated 1/2/25, the triangular shape of the site combined with the power line
 easement along the rear site boundary limits the buildable area; and

8 per the Environmental Assessment Form (EAF) dated 12/26/24, 2.26 acres of the site will
 be disturbed by the proposed project and the proposal will not result in an increase in
 stormwater generation; any stormwater mitigation included in this project is not indicated
 in the referral materials;
 ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

9 per the referral notice, the site is served by public drinking water with a new connection required for the proposed store;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

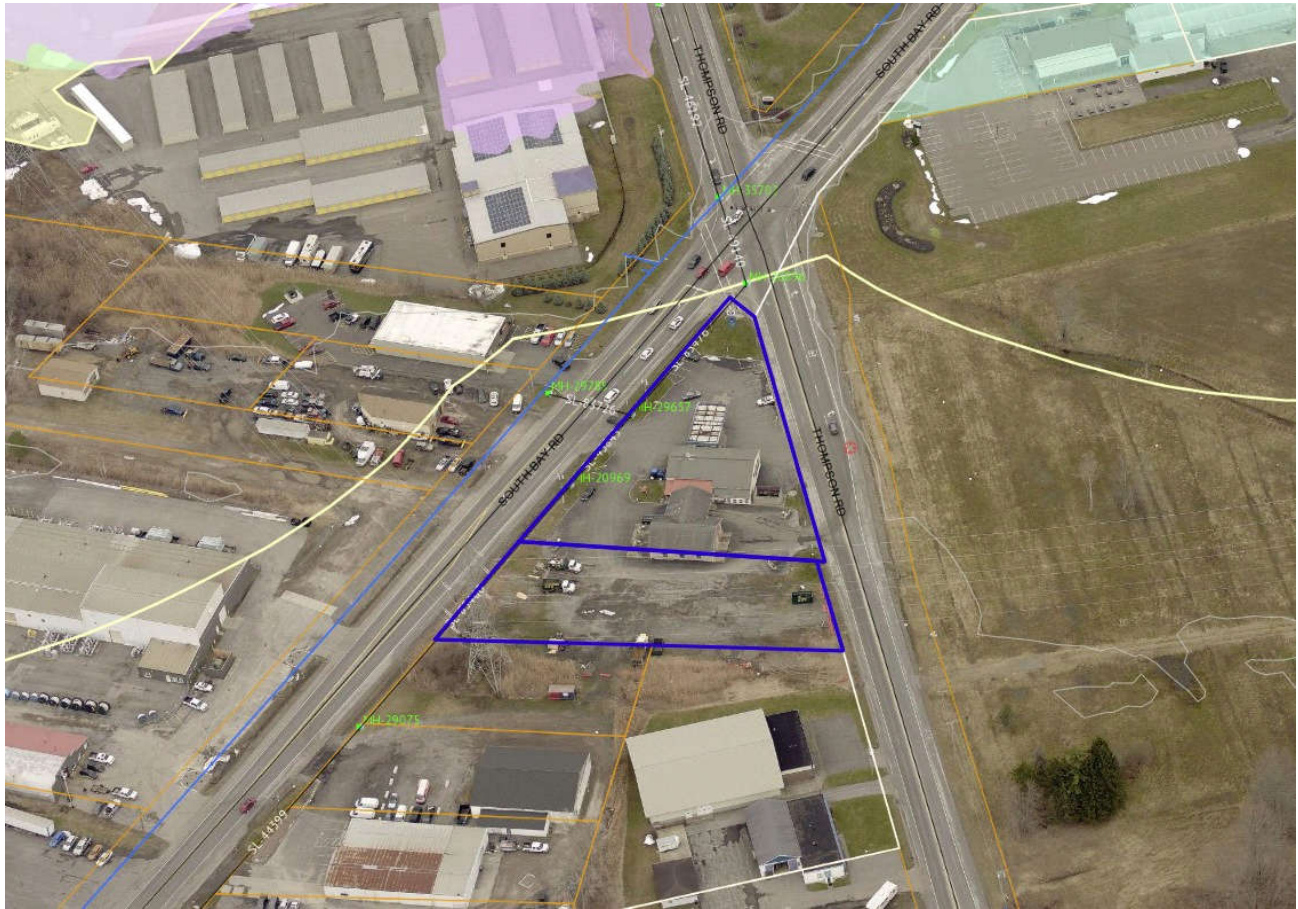
10 per the referral notice, the site is served by public sewers and is located in the Oak Orchard Wastewater Treatment Plant and Davis Road Pump Station service areas; the proposed store will require a new connection;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

11 per the Existing Site Plan dated 1/2/25, the rear of the site has a 126'-wide easement to Niagara Mohawk Power Corporation (National Grid); it appears no work is proposed for this area; and



Z-25-88

Z-25-89 OTHER
 See Also Case: AUTHORIZATION Syracuse Developmental Center -
 Russell Albanese Albanese
 Z-25-90 at 800 and 802 South Wilbur Avenue Tax Map # 098.2-01-05.2, 098.2-01-05.
 S-25-9 City of Syracuse
 Received: 3/7/2025 30-Day Deadline: 4/6/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review
 authorizations which a referring body may issue under the provisions of any zoning
 ordinance or local law the site is located within 500 feet of the Rosamond Gifford Zoo, a
 county-owned facility, and Harbor Brook, a county-owned drainage channel; and
 2 the applicant is proposing to establish a Planned Development (PDD) zoning district to
 allow for the construction of a mixed-use / mixed-income development that includes
 residential, commercial, manufacturing and light industrial on the 47.8-acre former
 Syracuse Developmental Center site; and
 3 the Board is concurrently reviewing a zone change referral for the site to this Planned
 Development District (PDD) and a subdivision referral to divide the site into 32 new lots
 (Z-25-90, S-25-9); the Board previously conducted an Informal Review (Z-24-333) of the
 Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed
 project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan
 (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and
 contact the Department to obtain the appropriate permits, advising any existing drinking
 water and wastewater infrastructure and associated easement must be shown on the plans,
 and show all boundaries for the floodplain, floodway, and any wetlands; the Board also
 encouraged the applicant to add more pedestrian pathways to adjacent streets and the park
 and zoo; and
 4 the site is the former location of the Syracuse Developmental Center, a complex of
 buildings built in the early 1970's to serve people with disabilities; the center was closed
 in 1998 and has remained vacant since that time; the site is located on the eastern side of
 Burnet Park, a City-owned park containing recreational areas, a golf course, and the
 Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential
 neighborhoods with Fowler High School located to the east and Arc of Onondaga to the
 north; the development is proposed to be constructed in four-phases, redeveloping the site
 to include 461 apartment units in a complex including four apartment buildings, 50-60
 townhomes, and a "tech/light industrial facility"; the complex will also contain a green
 space and park and playground areas; and
 5 per the Planned Development District Plan dated 2/26/25, the applicant is seeking to
 establish a PDD for the 47.80-acre site to allow the proposed redevelopment; the allowed
 uses will include residential uses: single-unit attached and detached dwellings, two-unit
 and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner
 occupied dwellings; park and recreation facilities will be allowed; commercial uses
 include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and
 professional services, food and beverage retails, and retail, general <1,000 sf; allowed
 Industrial uses include research and innovation, manufacturing – artisan, and
 manufacturing – general; there will be no setback requirements; maximum height will be
 eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the
 zoning of the two parcels comprising the site to be in the proposed Planned Development
 District; and
 6 per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant

is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

7 per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

8 the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

9 the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

10 per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, "stormwater will be handled on-site in an on-site stormwater management facility"; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

11 the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

12 per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

13 the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

14 the site is located near Delaware School, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; and

Z-25-90 ZONE CHANGE

See Also Case: Russell Albanese

Syracuse Developmental Center -
Albanese

Z-25-89 at 800 and 802 South Wilbur Avenue

Tax Map # 098.2-01-05.2, 098.2-01-05.

S-25-9 City of Syracuse

Received: 3/7/2025

30-Day Deadline: 4/6/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is within 500 feet of the Rosamond Gifford Zoo, a county-owned facility, and Harbor Brook, a county-owned drainage channel; and

2 the applicant is requesting a zone change from Urban Core (MX-4) to Planned Development (PDD) to allow for the construction of a mixed-use / mixed-income development that includes residential, commercial, manufacturing and light industrial on the 47.8-acre former Syracuse Developmental Center site; and

3 the Board is concurrently reviewing an Other Authorization referral to establish this Planned Development District (PDD) and a subdivision referral to divide the site into 32 new lots (Z-25-89, S-25-9); the Board previously conducted an Informal Review (Z-24-333) of the Sketch Plan (referred to as a Master Site Plan) detailing all four phases of this proposed project, advising the City to submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the Onondaga County Department of Water Environment (OCDWEP) and contact the Department to obtain the appropriate permits, advising any existing drinking water and wastewater infrastructure and associated easement must be shown on the plans, and show all boundaries for the floodplain, floodway, and any wetlands; the Board also encouraged the applicant to add more pedestrian pathways to adjacent streets and the park and zoo; and

4 the site is the former location of the Syracuse Developmental Center, a complex of buildings built in the early 1970's to serve people with disabilities; the center was closed in 1998 and has remained vacant since that time; the site is located on the eastern side of Burnet Park, a City-owned park containing recreational areas, a golf course, and the Rosamond Gifford Zoo, a county-owned facility; the site is surrounded by residential neighborhoods with Fowler High School located to the east and Arc of Onondaga to the north; the development is proposed to be constructed in four-phases, redeveloping the site to include 461 apartment units in a complex including four apartment buildings, 50-60 townhomes, and a "tech/light industrial facility"; the complex will also contain a green space and park and playground areas; and

5 per the Planned Development District Plan dated 2/26/25, the applicant is seeking to establish a PDD for the 47.80-acre site to allow the proposed redevelopment; the allowed uses will include residential uses: single-unit attached and detached dwellings, two-unit and multi-unit dwellings, single-unit and two-unit owner occupied and non-owner occupied dwellings; park and recreation facilities will be allowed; commercial uses include day cares, beverage café, restaurants ≤1,000 sf, mixed-uses, office and professional services, food and beverage retails, and retail, general <1,000 sf; allowed Industrial uses include research and innovation, manufacturing – artisan, and manufacturing – general; there will be no setback requirements; maximum height will be eight stories and a minimum lot size of 800 sf; the applicant is proposing to change the zoning of the two parcels comprising the site to be in the proposed Planned Development District; and

6 per the Preliminary Plat Plan 800 South Wilbur Subdivision dated 2/26/25, the applicant

is proposing to subdivide the two parcels into 32 new lots to allow construction of Phase 1 including proposed Lot 5.5 (5.3 acres which will contain Buildings A and B), Lot 5.6 (5.1 acres to contain Buildings C and D and the townhouses located in the middle of the site), Lot 5.7 (29.5 acres comprising the whole of the front and rear portions of the site), and Lots 5.8 and 5.9 (1.2 and 1.1 acres respectively) to contain the townhouse-parcels at the northeast corner of the site; the 27 townhouse parcels are included in this subdivision, located in the northeast corner, near the site's road access from South Wilbur Avenue; the town house parcels, Lots 5.10 through Lot 5.36, are 0.02-acres in size and arranged in three groups; and

7 per the Subdivision Plat, the proposed roadways are being established along with multiple easements; the proposed 66'-wide roadway comes from South Wilbur Avenue in the northeast corner and circulates between the proposed Industrial facility and Buildings A and B, around the rear of the site before reconnecting by the townhouses; per the Overall Master Plan dated 2/26/25, the road will have adjacent bicycle lanes and sidewalks along with roadside parking spaces; per a conversation with the City, the proposed roadway will be a public road and proposed names have been submitted to the 911 Street Name Committee; a private fire access road is proposed to provide emergency access to the Industrial building and accesses South Wilbur Avenue near its intersection with Seymour Street; three 24'-wide Access, Utility and Maintenance Easements are located near each group of townhouses; ownership of the easements is not specified, nor is ownership and maintenance of common spaces, green spaces, and amenities established; details or plans to screen and buffer the proposed Industrial site from adjacent residential buildings or the adjacent residential neighborhood are not included in this referral; plans for pedestrian pathways from the interior of the site to the adjacent neighborhoods are not depicted; proposed and existing utilities are also not depicted; changes from the previous referral include proposing only one roadway from South Wilbur to provide access to the whole site, changing the roadway to the Industrial building into a private emergency access road and changing the second road access in the northeast corner to a driveway serving two groups of townhouses with no connection to the public roadway; and

8 the Subdivision Plan depicts a channelized section of Harbor Brook crossing the southeast corner of the site with the note "Stone/Block Shoring Remains"; per the EAF Mapper, Harbor Brook is a federally protected Class B stream (ID 895-71); current FEMA Flood Insurance Rate Maps (FIRM) show the floodplain and floodway coinciding with Harbor Brook across the southeast corner of the site; the floodplain and floodway boundaries are not depicted on the plans; all development appears to occur outside of this portion of the site, though the floodway and floodplain are not shown on the map; ADVISORY NOTE: The Onondaga County Hazard Mitigation Plan has identified flooding as one of eight primary natural hazards of local concern, with the potential to cause extensive threat to property and safety; buildings within the floodplain can negatively affect the free flow of nearby waterways and drainage, and building within a floodplain is therefore discouraged; and

9 the site is located in an Onondaga County Drainage District for Harbor Brook, which is maintained by the Department of Water Environment Protection in this area; a Stormwater Pollution Prevention Plan (SWPPP) for Construction Activities prepared by TDK Engineering Associates, PC dated 10/14/24 was included with the previous referral (Z-24-333); and

10 per the Environmental Assessment Form (EAF) dated 10/29/24, 26.3 acres of the site will be disturbed by the proposed project and the proposal will result in an increase in 6.4 acres of impervious surface, totaling 19.8 acres after completion; per the EAF, "stormwater will be handled on-site in an on-site stormwater management facility"; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

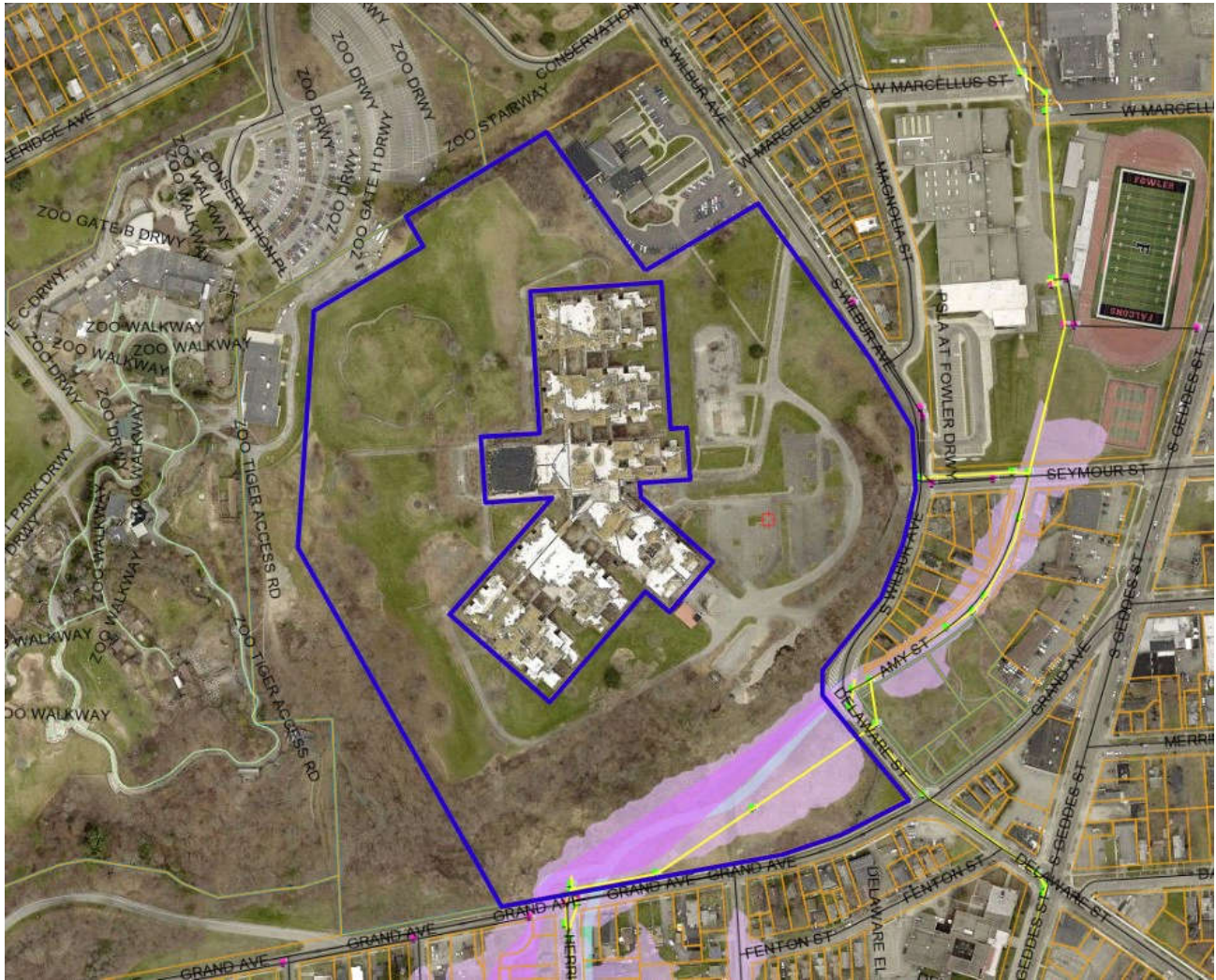
must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

11 the site is served by public drinking water with a substantial increase in demand anticipated; per the Environmental Assessment Form (EAF) dated 10/29/24, the proposed development is anticipated to require 105,740 gallons of drinking water per day; existing water lines and associated water line easements are not depicted on the plans; and

12 per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant service area; per the EAF, the proposed development is anticipated to generate 104,640 gallons of wastewater per day; existing sewer lines and associated County sewer easements are not depicted on the plans; ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online: <http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

13 the project is within 2,000 feet of multiple sites (IDs: 734022, C734160, C734164) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

14 the site is located near Delaware School, which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); a letter from New York State Parks, Recreation and Historic Preservation dated 7/23/24 was included in the referral materials and states “Based on this review, it is the opinion of the OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project”; and



Z-25-90

S-25-8 SUBDIVISION

See Also Case: Stauffer / SUNN 1017, LLC

Jordan Road Solar

Z-25-84 at Jordan Road and Vinegar Hill Road

Tax Map # 018.-04-31.1, 018.-04-29.1

Z-25-85 Town of Skaneateles

Z-25-86 Received: 3/5/2025

30-Day Deadline: 4/4/2025

1 General Municipal Law Section 239-n allows the County Planning Board to review the approval of subdivisions and the site is located within 500 feet of Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county highways, and a farm operation located in a NYS Agricultural District; and

2 the applicant is proposing a lot line adjustment between two parcels to create two new parcels, Proposed Lot 1 (60.1 acres) and Proposed Lot 2 (57.0 acres), in Rural Residential (RR) and Industrial/Research/Office (IRO) zoning districts to allow construction of two 5 MW solar arrays; and

3 the Board is concurrently reviewing site plan, special permit, and area variance referrals (Z-25-84, Z-25-85, Z-25-86) regarding these proposed solar arrays; and

4 the site is comprised of two parcels containing active agriculture, wooded areas, and streams with Jordan Road along the western site boundary and Vinegar Hill Road along the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the site from Jordan Road and crossing to the middle of the site where, per the referral materials, a settling pond and sludge lagoons were located and since covered; and

5 per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5 MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the site with the eastern array boundary defined by the wetland 100' buffer, steep slopes located in the southwest corner of the site, and a federally regulated stream that traverses the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along the northern array boundary; proposed Array 1 is depicted in two sections, a small portion in the northwest corner of the site, west of a federally protected stream and a large portion adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of wetland and stream 100' buffers while the larger portion of Array 1 appears to be located on a wetland located along the northern site boundary; and

6 per the Site Plan, the arrays will have four concrete electrical equipment pads, one along the access road adjacent to the smaller portion of Array 1, a second where the access road reaches the larger portion of Array 1, and two at the center of the site, located between Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar panels will be mounted on concrete ballast on 3'-thick gravel level pads; a Visual Assessment for the proposed solar array dated 2/2025 prepared by Barton and Loguidice was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows lines of shrubs, deciduous trees, and evergreen trees will be located along the western boundary of the site; and

7 per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line adjustment of the shared boundary between subject parcels so the parcel boundary follows the boundary between the two solar arrays; the western parcel will be Proposed Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and

8 per the Project Narrative, the applicant is requesting four variances for this project, two for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is required by Town Code, noting the rear parcel boundary is located between arrays and

would not impact other property owners and to allow 30% and 31% lot areas for Lots 1 and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

9 the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

10 per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acres reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

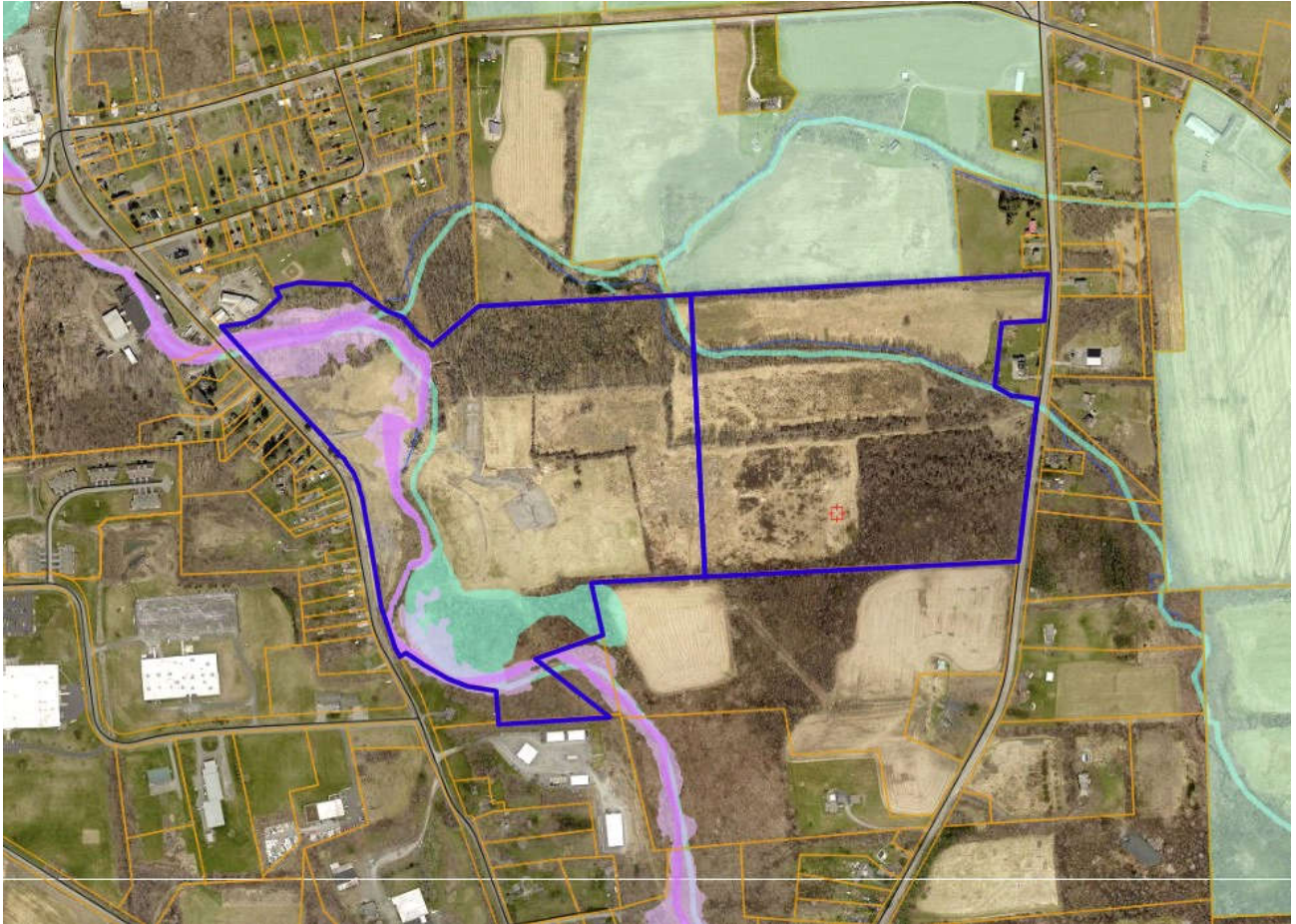
11 surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and

12 GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs 896-1.2, 896-1.1) are located on site; GIS mapping shows the western federally protected stream with associated floodway and floodplain; the Site Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

13 the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

14 the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further

recommendations by SHPO, if any, would be followed to ensure that the project does not adversely impact cultural or historic resources.”; and



S-25-8

Z-25-74

ZONE CHANGE

Thomas Kinsella
Salt Springs Road
Town of Manlius

Kinsella Quarries
Tax Map # 097.-01-03.1, 097.-01-03.2,

Received: 2/18/2025

30-Day Deadline: 3/20/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review the
 adoption or amendment of a zoning ordinance or local law and the site is located within
 500 feet of Salt Springs Road (Route 132), a county highway; and

2 the applicant is requesting a zone change for 11.8 acres on portions of three parcels to
 change from Restricted Agricultural (RA) to Natural Resource Removal (NRRD) zoning
 district to allow for an expansion of gravel mining operations; and

3 the site is comprised of three parcels on the western side of an existing mining operation
 located between NYS Route 5 and Salt Springs Road in the Town of Manlius, east of the
 Village of Fayetteville; the area is characterized by large vacant wooded parcels with low-
 density residential along roadways and residential neighborhoods to the west; and

4 per aerial imagery from May 2024, the mining operation is set away from the road and is
 accessed via internal roads to Townsend Road and NYS Route 5; the mining operation
 appears to be a large, exposed area crossed with a network of internal roads and a surface
 water feature located in the northern portion of the mine; and

5 per the local application, the applicant is seeking a zone change for the subject three
 parcels from Restricted Agricultural to Natural Resource Removal (NRRD) to “continue
 the excavation and quarrying of stone to provide needed quality construction aggregate
 materials for road building, infrastructure projects and construction project in the Town,
 County and surrounding areas”; and

6 per the Town zoning code, the NRRD zoning designation allows quarrying, excavation
 and removal of topsoil, sand, gravel and other earthen materials “subject to the
 requirements and conditions herein”; per the Town Zoning Map dated 2016, the main
 three parcels comprising the mine operation are already zoned NRRD; per the Town
 Code, any “excavation or the removal of trees, rock or topsoil” in NRRD must be
 preceded by a written permit from the Town Board and an engineering opinion with
 conditions where the Town Board may waive the requirement of an engineering opinion;
 and

7 per the Environmental Assessment Form (EAF) dated 2/3/25, the project will result in the
 removal of 450,000 cubic yards of material from the site, stating “limestone bedrock will
 be excavated, processed, and sold to market” and “excavated material will be crushed and
 sized using industry standard equipment, consistent with current approvals for the site”;
 and

8 it is noted in the EAF that the current and proposed activity involves heavy equipment,
 delivery vehicles, emissions from processing equipment (to be processed as is currently),
 and “fuel exhaust, fugitive dust, consistent with currently approved operations”; it is not
 clear from the referral materials what practices/actions are used currently or are proposed
 to prevent the proposed expansion of mining activity from disturbing the adjacent
 residential neighborhood to the northwest; and

9 per the Environmental Assessment Form (EAF) dated 2/3/25, 11.8 acres of the site will
 be disturbed by the proposed project; per GIS mapping, the three parcels comprising the
 site total approximately 74 acres; per the EAF, stormwater within the expansion area will
 be managed internally through conveyance to the existing on-site pond system;
 ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land

must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

10

per the referral notice, there is no existing drinking water or wastewater services to the site and no changes to the current infrastructure are proposed; and

11

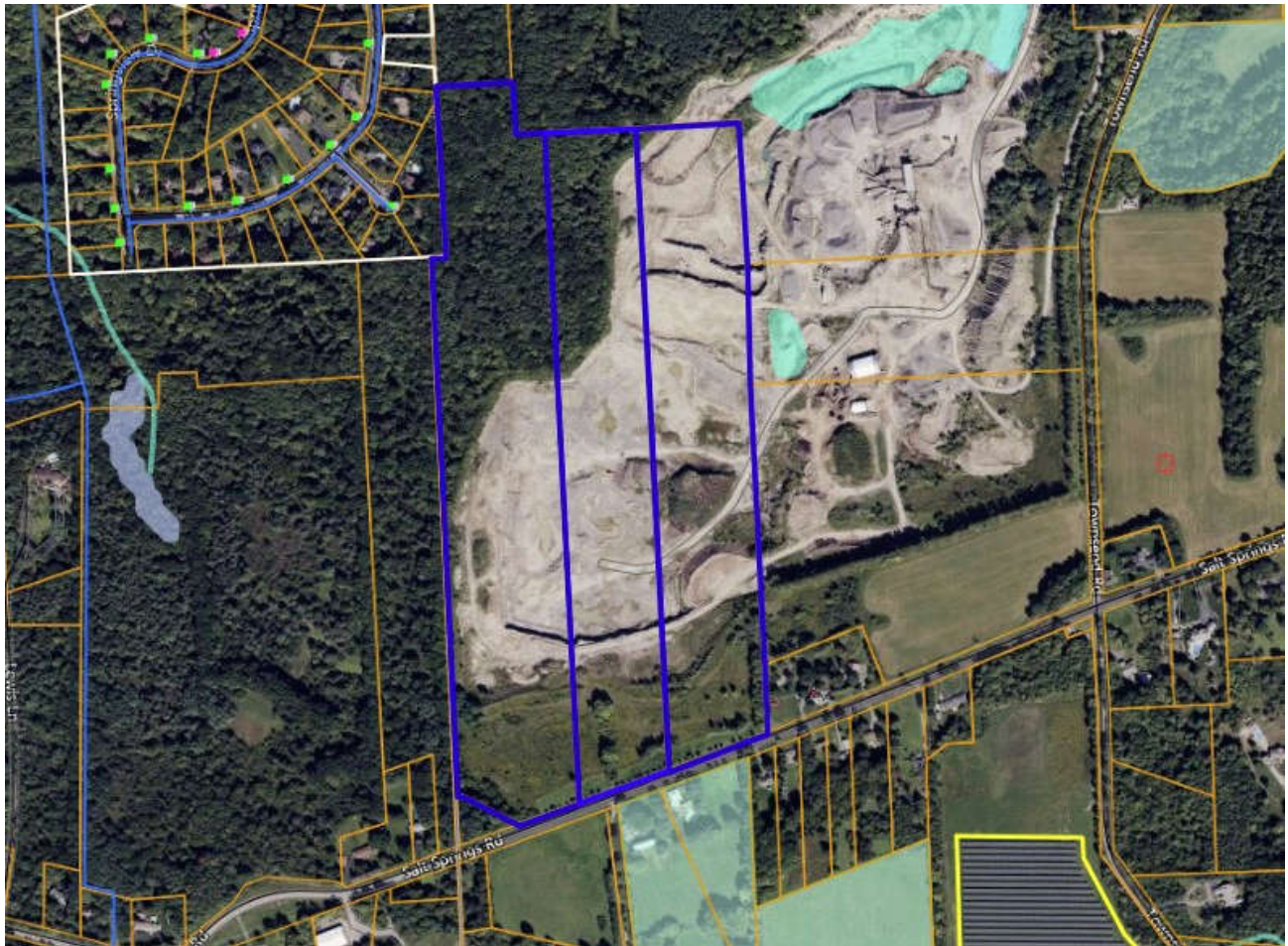
GIS mapping shows the northern portion of the existing mining site, consistent with the existing surface water feature, and a small area at the center of the site may contain federal wetlands; the presence of wetlands is not indicated in the referral materials; ADVISORY NOTE: The applicant is advised to conduct a formal wetland delineation to determine the presence and location of any federal wetlands on the site; any delineated wetlands must be confirmed by the U.S. Army Corps of Engineers and shown on the plans for the site; the applicant is also advised to obtain any necessary permits from the Corps for any proposed development or placement of fill in a federal wetland, or drainage of federal wetlands on site; and

12

the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that some significant wooded areas on site might be removed; ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and

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the site is located near the Residence which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; and



Z-25-74

Z-25-78

SITE PLAN

Milan Atanaskovic
at 5755 NYS Route 80

Circle K
Tax Map # 101.1-01-02.1

Village of Tully

Received: 3/4/2025

30-Day Deadline: 4/3/2025

1

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Route 80, Route 81, Route 281, Route 11 and Route 11A, all state highways, and the municipal boundary between the Village of Tully and the Town of Tully; and

2

the applicant is proposing improvements to an existing Circle K gas station and convenience store to replace an existing diesel fueling canopy, add a high speed diesel fueling lane, update directional signage and relocate a trash enclosure on a 3.03-acre parcel in a Business-1 zoning district; and

3

the site is located at the busy intersection of NYS Routes 11, 80, 281, and Interstate 81 at the municipal boundary between the Town and Village of Tully; the site is at the transition between large rural parcels, low-density residential, and agriculture and the dense neighborhoods within the Village Center; existing businesses at this corner include this Circle K store and fueling station, a Kinney drugstore, a Quality Inn, and a proposed Tractor Supply; and

4

the site is an irregularly shaped parcel containing a convenience store at the center, fueling station along the Route 80 frontage, and diesel fueling station at the rear; the structures are surrounded by an expansive asphalt area with parking located around the store and along the Route 11 frontage and tractor trailer parking at the rear; the subject parcel has three full-access driveways, two to NYS Route 11 and one to NYS Route 80, along with cross access to the Kinney Drugs and their driveway to the north and the Quality Inn and their driveway to the east;

ADVISORY NOTE: Per the NYS Department of Transportation, no additional access to NYS Routes 11 or 80 will be permitted; and

5

the applicant is proposing to renovate the exterior of their site by replacing the diesel fueling canopy, adding an additional high speed truck diesel fueling lane, relocating the trash enclosure, and updating directional signage; per the Overall Site Layout Plan dated 1/23/25, the diesel fueling station at the rear of the site will be expanded and new canopy added and the adjacent dumpster enclosure will be moved to the southeast parcel boundary; additional improvements indicated on the Site Layout Plan include installing curbing to the rear of the site, restriping some parking spaces, and installing bollards; and per the Environmental Assessment Form (EAF) dated 2/12/25, 0.4 acres of the site will be disturbed by the proposed project and no additional stormwater will be generated by the proposal; and

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per the referral notice, the site is served by public drinking water and wastewater services and no changes to the current infrastructure are proposed; the site is located in the Village of Tully Wastewater Treatment Plant service area; and

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per the Central New York Regional Transportation Authority (CENTRO), public transit service and bus stops are located at the intersection of NYS Route 11 and 80 at the southwest corner of the site; and

8

the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along either the NYS

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Routes 11 or 80 frontages; and

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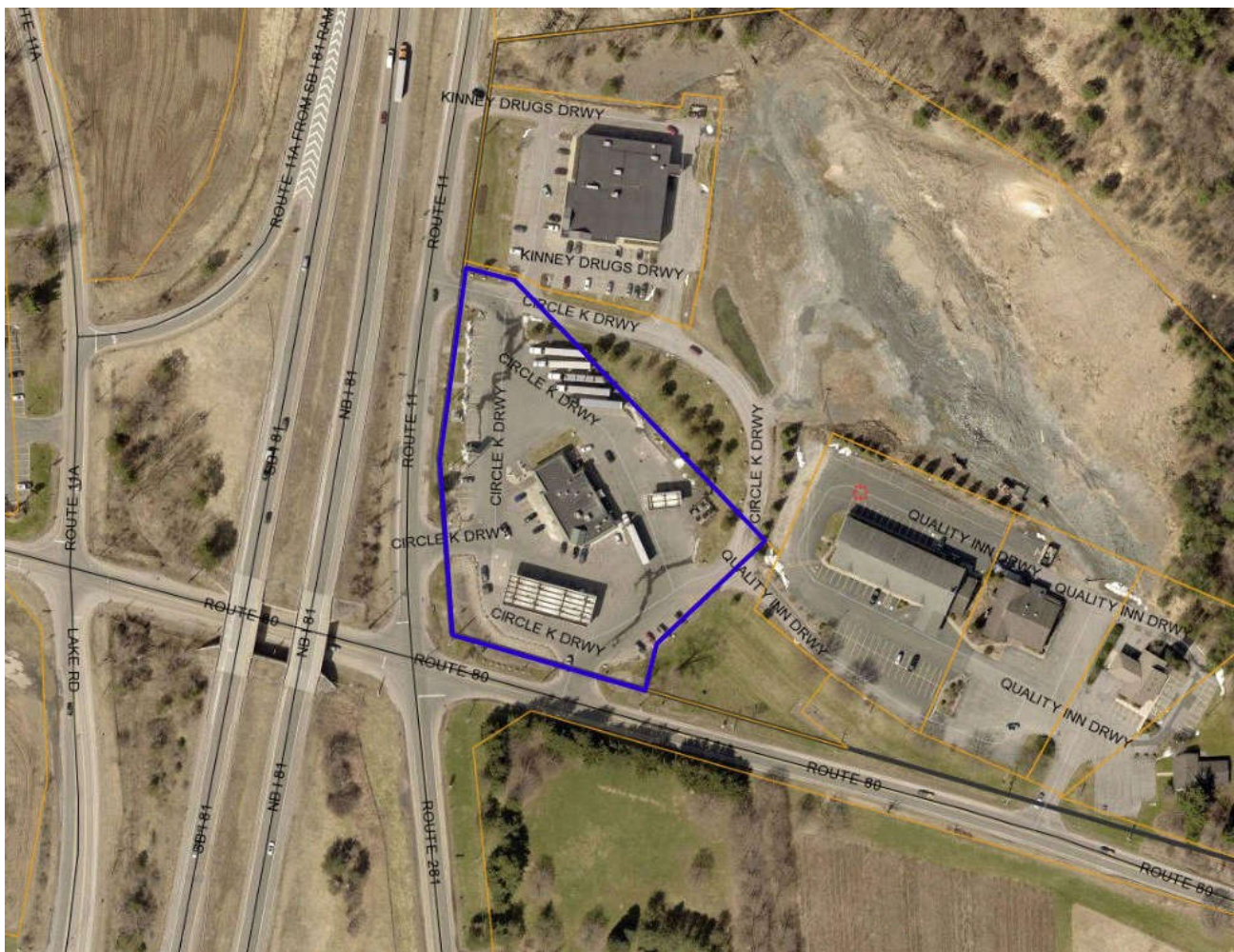
the site is located over, or immediately adjoining, primary and principal aquifers and the Cortland-Homer-Preble sole source aquifer (SSA), supplying at least 50% of the drinking water consumed in the overlying area (per EAF Mapper); and

11

the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper); and

12

ADVISORY NOTE: Per GML § 239-mn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-78

Z-25-80

ZONE CHANGE

Northern Credit Union
at 5004-5008 West Taft Road

Northern Credit Union
Tax Map # 116.1-01-04.1, 116.1-01-05.

Town of Clay

Received: 3/5/2025

30-Day Deadline: 4/4/2025

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General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law and the site is located within 500 feet of West Taft Road (Route 51), a county highway; and the applicant is requesting a zone change on two parcels totaling 2.52 acres from One-Family Residential (R-10) and Planned Development (PDD) to Neighborhood Commercial (NC-1) to allow construction of a credit union with drive-thru access; and the Board previously recommended No Position with Comment on a zone change referral (Z-23-69) to change zoning to Highway Commercial (HC-1) to allow a proposed car wash facility; the Board provided comments expressing HC-1 may be inappropriate for this location, advising the applicant to coordinate with the Onondaga County Department of Transportation (OC DOT) and provide traffic data, stormwater plans, and lighting plans, and encouraging the applicant and municipality to ensure the proposed car wash does not impact previously planned or approved drainage facilities in this area for the Inverness Gardens subdivision; per aerial imagery, the car wash was never constructed; and the site is located along West Taft Road, with additional frontage along Wintersweet Drive, in Clay; the site is across the street from Wegmans and is part of the Inverness Gardens subdivision, with commercial uses along Taft Road and housing behind; the Taft Road corridor in this area is characterized by a mixture of commercial businesses along main roads surrounded by residential neighborhoods; the site’s two parcels currently contain single family homes (to be demolished) with driveways to West Taft Road; and the applicant is proposing to construct a 3,100 sf credit union with drive-thru; per the Zone Change Plan dated 2/14/25, the building will be constructed at the center of the site with parking lots on three sides, facing West Taft Road, Wintersweet Drive, and the rear of the site; a drive-thru will circulate along the east side of the building, adjacent to residential; access to the site will come from a right-in/right-out to West Taft Road, County Route 51, and a full access driveway from Wintersweet Drive; the Sketch Plan shows a line of trees to be installed along the eastern and southern parcel boundaries; ADVISORY NOTE: Per the Onondaga County Department of Transportation, no additional access to West Taft Road will be permitted; and the applicant is proposing to rezone the site to Neighborhood Commercial (NC-1) to allow the proposed credit union; the area is a mixture of zoning from Planned Development (PDD) to the west, Residential Commercial (RC-1) across the street and to the east, Limited Use/Gasoline Service (LuC-1) across the street, and the two parcels comprising the site are in PDD and One-Family Residential (R-10) zoning districts; per the Town Zoning Code, the NC-1 district is intended for “areas of commercial use often located near residential neighborhoods” and the “intensity and scale of the uses, lots and structures are intended to be compatible to nearby residential uses”; uses allowed in NC-1 with site plan approval include retail use, personal service use, office building, and bank/credit union; and per the Environmental Assessment Form (EAF) dated 1/24/25, 1.60 acres of the site will be disturbed by the proposed project; during construction of the Inverness Gardens subdivision, this property was slated for use as a stormwater drainage basin for the residential development;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

8 per the referral notice, a new connection to public drinking water is proposed to serve the credit union;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

9 per the referral notice, a new connection to the public sewers is proposed to serve the credit union; the site is located in the Metropolitan Wastewater Treatment Plant and Ley Creek Pump Station service area;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: Per the Onondaga County Department of Water Environment Protection, any and all demolition of buildings requires a permit for sewer disconnects; the applicant must contact Plumbing Control to ensure appropriate permits are obtained; and

10 the project is within 2,000 feet of a site (ID: 734051) in the NYS Department of Environmental Conservation Environmental Site Remediation database (per EAF Mapper); and

11 the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery from May 2024, there are no sidewalks along Wintersweet Drive or West Taft Road; and

12 per the Central New York Regional Transportation Authority (CENTRO), West Taft Road has public transit service and bus stops are located adjacent to the site; and

13 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper)

ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and



Z-25-80

Z-25-81

AREA VARIANCE

Northern Credit Union
at 3584 NYS Route 31

Northern Credit Union
Tax Map # 052.-02-11.3

Town of Clay

Received: 3/5/2025

30-Day Deadline: 4/4/2025

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General Municipal Law Section 239-m allows the County Planning Board to review the granting of use or area variances and the site is located within 500 feet of NYS Route 31, a state highway, and Oswego Road (Route 91 / Old Route 57), a county highway; and the applicant is requesting area variances related to the construction of a credit union on a 1.30-acre parcel in a Regional Commercial (RC-1) zoning district; and the site is a vacant parcel at the front of the Kimbrook Shopping Plaza located at the southwest corner of the intersection of NYS Route 31 and Oswego Road; the area is characterized by commercial along major routes, residential to the south and west, and large parcels containing agriculture or wooded areas to the north; and the site is a vacant parcel containing lawn and a portion of the Kimbrook Plaza asphalt parking lot; the site has approximately 200' of frontage on NYS Route 31, the driveway for Kimbrook Plaza is adjacent to the west, and a vacant commercial building with drive-thru to the east; and the applicant is proposing construction of a 3,200 sf credit union with drive-thru; per the Sketch Plan dated 1/23/25, the credit union building will be constructed at the center of the site with parking lots to be located on three sides, including a parking lot along the Route 31 frontage, totaling 41 spaces; the drive-thru will be constructed at the south side (rear) of the building; access will come from a full-access driveway from the Kimbrook Plaza parking lot and an egress-only driveway to the Kimbrook Plaza driveway; four trees are shown along the rear, eastern parcel boundary; the existing monument sign for the plaza will remain in the northwest corner; and to construct the proposed credit union, the applicant is requesting two area variances from the Designated Highway Overlay zoning district: to allow a 133' setback for the principal structure where 165' is required and to allow the parking area to be set back 60' when a 90' setback is required; and per the Environmental Assessment Form (EAF) dated 1/24/25, 1.30 acres of the 1.30-acre site will be disturbed by the proposed project and stormwater will be directed to "on-site stormwater management facilities"; per the Sketch Plan, a stormwater management area will be constructed along the southern parcel boundary; ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and per the referral notice, a new connection to public drinking water is proposed to serve the credit union; per the EAF, the credit union is anticipated to use 150 gallons of drinking water per day; ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and per the referral notice, a new connection to the public sewers is proposed to serve the credit union; the site is located in the Wetzel Road Wastewater Treatment Plant and

Gaskin Road Pump Station; per the EAF, the credit union it anticipated to generate 150 gallons of wastewater per day;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County Department of Water Environment Protection (OCDWEP) is required in advance of issuance of a plumbing permit from the County's Plumbing Control Division in order to connect into the public sewer system; additionally, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

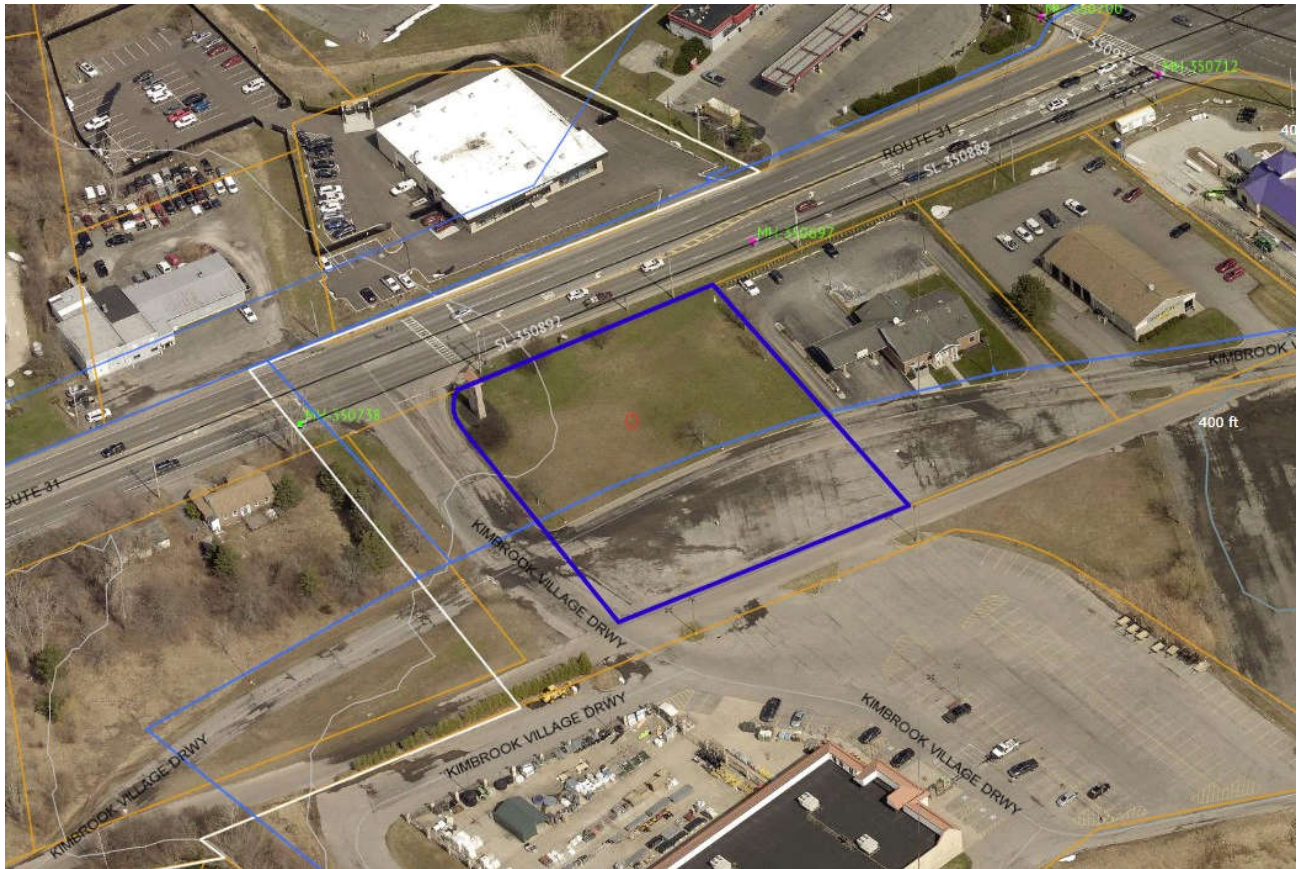
<http://www.ongov.net/wep/CapacityAssuranceReviews.html>; and

10 per the Central New York Regional Transportation Authority (CENTRO), Oswego Road has public transit service and bus stops are located within 450' the site; and

11 per aerial imagery, NYS Route 31 has sidewalks in this location; the Sketch Plan shows sidewalks around the building, but none leading to sidewalks along the road frontage or to the plaza behind the proposed credit union; and

12 the site may contain the Indiana bat and Northern Long-eared bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and from aerial imagery it appears that there are no wooded areas on the site;

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and



Z-25-81

Z-25-82

ZONE CHANGE

Village of Jordan

Tax Map # 006.1-01-03.1, 006.1-01-04.

Village of Jordan

Received: 3/5/2025

30-Day Deadline: 4/4/2025

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General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

the applicant is proposing Local Law No. A-2025 to amend the zoning map of the Village of Jordan to change the zoning designation of three parcels totaling 8.29 acres zoned One-Family Residential (R-A) to One, Two and Multiple-Family Residential (R-C); and

the site is comprised of three vacant parcels located adjacent to the Old Erie Place Apartments complex, between Peru Road and the Erie Canal on the northeast side of the Village of Jordan; and

the applicant is proposing to change the zoning of these three parcels from One Family Residential (R-A) to One, Two and Multiple-Family Residential (R-C) to allow for development of the parcel; per the Village Code, the R-C district allows one- and two-family dwellings with a building permit and multiple family dwellings with a special use permit; and

two of the three parcels comprising the site are landlocked; one parcel has approximately 185' of frontage on Peru Road, a County Route 60;

ADVISORY NOTE: Any proposed driveway onto Peru Road requires highway access and work permits from the Onondaga County Department of Transportation; and

per the Environmental Assessment Form (EAF) dated 2/24/25, a new connection is required to public drinking water is proposed to serve the site;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

per the EAF, a new connection to the public sewers is proposed to serve the site; the site is located in the Village of Jordan Wastewater Treatment Plant service area; and

GIS mapping shows a portion of the rear of the site in addition to lands to the north and east of the site may contain state and federal wetlands; the federal wetlands adjacent to the northern (rear) site boundary appears to be associated with the Erie Canal; per EAF Mapper, this is identified as a federally regulated Class C stream (ID 896-1.2); per EAF Mapper, the NYS wetland is 734.8 acres in size (ID JOR-10); and

the site is located over, or immediately adjoining, primary and principal aquifers (per EAF Mapper); and

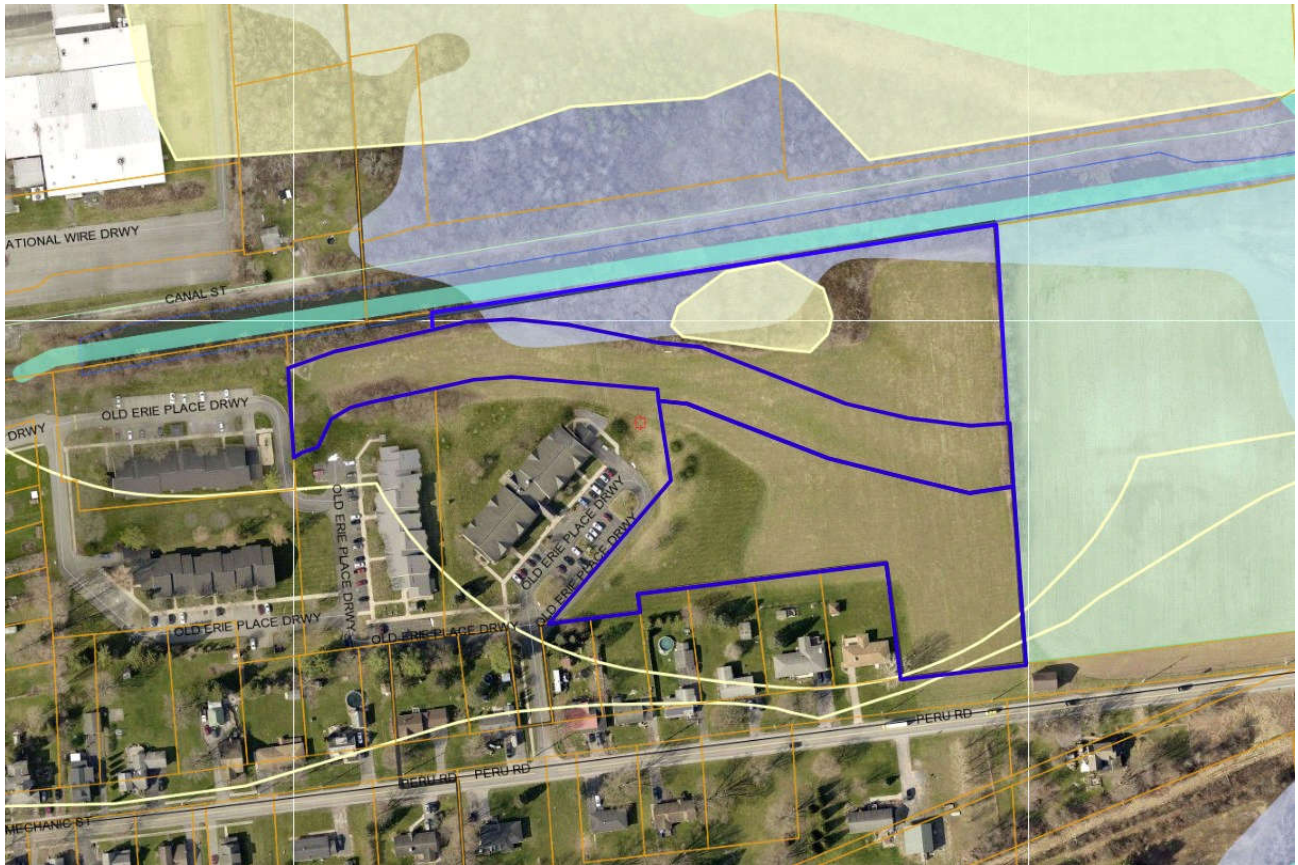
the site is located adjacent to the Empire State Trail; and

surrounding lands are enrolled in NYS Agricultural District 3 and appear to contain active farmland;

ADVISORY NOTE: Any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on or within 500 feet of a property within a NYS Certified Agricultural District is required by the NYS Agricultural and Markets Law to include an Agricultural Data Statement; and

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body

having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-82

Z-25-84 SITE PLAN

See Also Case: Stauffer / SUNN 1017, LLC

Jordan Road Solar

Z-25-85 at Jordan Road and Vinegar Hill Road

Tax Map # 018.-04-31.1, 018.-04-29.1

Z-25-86 Town of Skaneateles

S-25-8 Received: 3/5/2025

30-Day Deadline: 4/4/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Jordan Road (Route 22) and Vinegar Hill Road (Route 142), both county highways, and a farm operation located in a NYS Agricultural District; and

2 the applicant is proposing construction of two 5MW community solar arrays on two lots totaling 117.4 acres in Rural Residential (RR) and Industrial/Research/Office (IRO) zoning districts; and

3 the Board is concurrently reviewing special permit, area variance, and subdivision referrals (Z-25-85, Z-25-86, S-25-8) regarding these proposed solar arrays; and

4 the site is comprised of two parcels containing active agriculture, wooded areas, and streams with Jordan Road along the western site boundary and Vinegar Hill Road along the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the site from Jordan Road and crossing to the middle of the site where, per the referral materials, a settling pond and sludge lagoons were located and since covered; and

5 per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5 MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the site with the eastern array boundary defined by the wetland 100' buffer, steep slopes located in the southwest corner of the site, and a federally regulated stream that traverses the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along the northern array boundary; proposed Array 1 is depicted in two sections, a small portion in the northwest corner of the site, west of a federally protected stream and a large portion adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of wetland and stream 100' buffers while the larger portion of Array 1 appears to be located on a wetland located along the northern site boundary; and

6 per the Site Plan, the arrays will have four concrete electrical equipment pads, one along the access road adjacent to the smaller portion of Array 1, a second where the access road reaches the larger portion of Array 1, and two at the center of the site, located between Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar panels will be mounted on concrete ballast on 3'-thick gravel level pads; a Visual Assessment for the proposed solar array dated 2/2025 prepared by Barton and Loguidice was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows lines of shrubs, deciduous trees, and evergreen trees will be located along the western boundary of the site; and

7 per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line adjustment of the shared boundary between subject parcels so the parcel boundary follows the boundary between the two solar arrays; the western parcel will be Proposed Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and

8 per the Project Narrative, the applicant is requesting four variances for this project, two for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is required by Town Code, noting the rear parcel boundary is located between arrays and would not impact other property owners and to allow 30% and 31% lot areas for Lots 1

and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

9 the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

10 per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acres reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

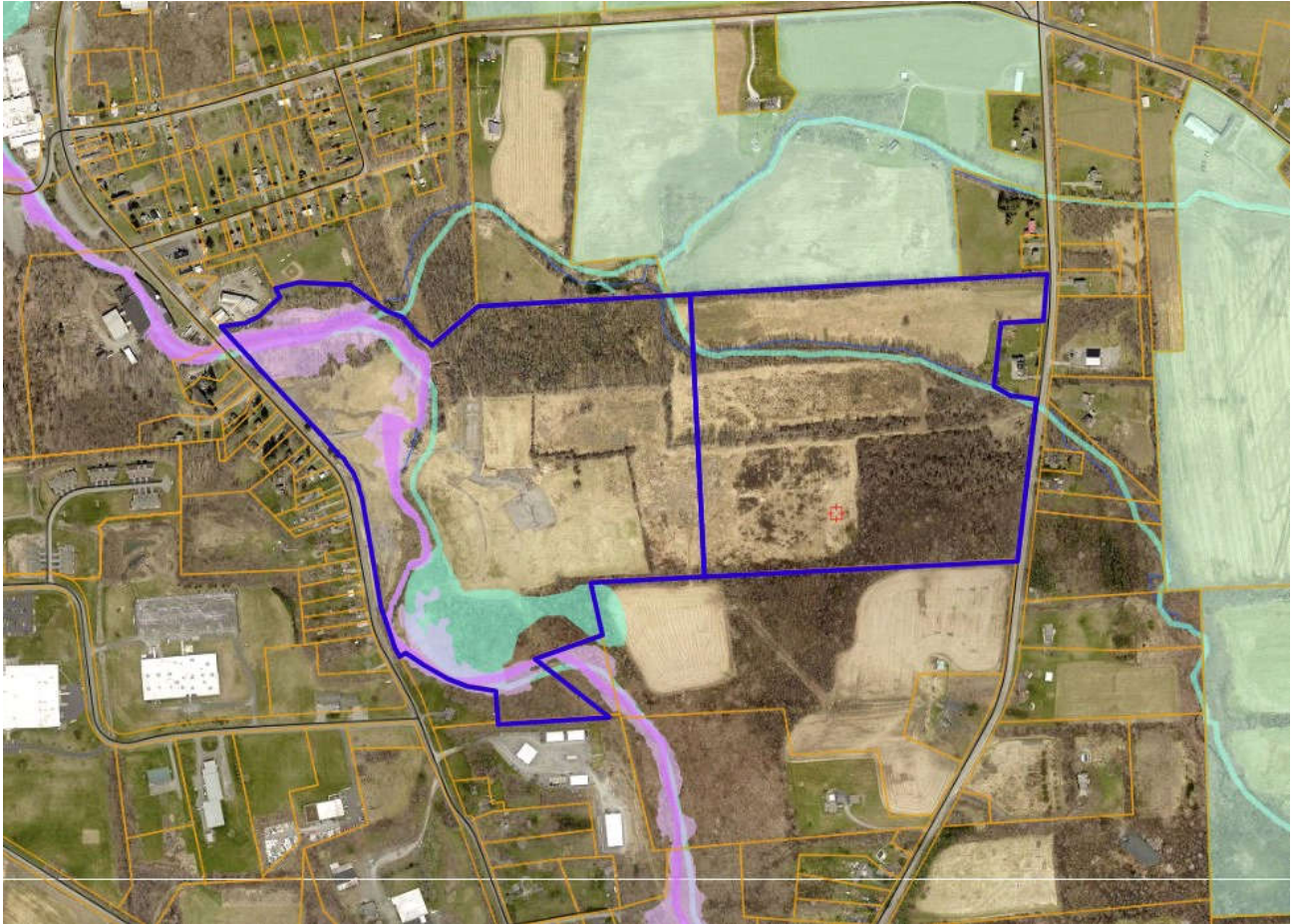
11 surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and

12 GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs 896-1.2, 896-1.1) are located on site; GIS mapping shows the western federally protected stream with associated floodway and floodplain; the Site Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

13 the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

14 the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not

adversely impact cultural or historic resources.”; and



Z-25-84

Z-25-85 SPECIAL PERMIT

See Also Case: Stauffer / SUNN 1017, LLC

Jordan Road Solar

Z-25-84 at Jordan Road and Vinegar Hill Road

Tax Map # 018.-04-31.1, 018.-04-29.1

Z-25-86 Town of Skaneateles

S-25-8 Received: 3/5/2025

30-Day Deadline: 4/4/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review
issuance of special permits and the site is located within 500 feet of Jordan Road (Route
22) and Vinegar Hill Road (Route 142), both county highways, and a farm operation
located in a NYS Agricultural District; and
2 the applicant is requesting a special permit to allow construction of two 5MW community
solar arrays on two lots totaling 117.4 acres in Rural Residential (RR) and
Industrial/Research/Office (IRO) zoning districts; and
3 the Board is concurrently reviewing site plan, area variance, and subdivision referrals (Z-
25-84, Z-25-86, S-25-8) regarding these proposed solar arrays; and
4 the site is comprised of two parcels containing active agriculture, wooded areas, and
streams with Jordan Road along the western site boundary and Vinegar Hill Road along
the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the
site from Jordan Road and crossing to the middle of the site where, per the referral
materials, a settling pond and sludge lagoons were located and since covered; and
5 per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5
MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary
Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel
access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the
site with the eastern array boundary defined by the wetland 100' buffer, steep slopes
located in the southwest corner of the site, and a federally regulated stream that traverses
the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along
the northern array boundary; proposed Array 1 is depicted in two sections, a small portion
in the northwest corner of the site, west of a federally protected stream and a large portion
adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of
wetland and stream 100' buffers while the larger portion of Array 1 appears to be located
on a wetland located along the northern site boundary; and
6 per the Site Plan, the arrays will have four concrete electrical equipment pads, one along
the access road adjacent to the smaller portion of Array 1, a second where the access road
reaches the larger portion of Array 1, and two at the center of the site, located between
Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar
panels will be mounted on concrete ballast on 3'-thick gravel level pads; a Visual
Assessment for the proposed solar array dated 2/2025 prepared by Barton and Loguidice
was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows
lines of shrubs, deciduous trees, and evergreen trees will be located along the western
boundary of the site; and
7 per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line
adjustment of the shared boundary between subject parcels so the parcel boundary
follows the boundary between the two solar arrays; the western parcel will be Proposed
Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and
8 per the Project Narrative, the applicant is requesting four variances for this project, two
for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is
required by Town Code, noting the rear parcel boundary is located between arrays and
would not impact other property owners and to allow 30% and 31% lot areas for Lots 1

and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

9 the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

10 per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acres reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

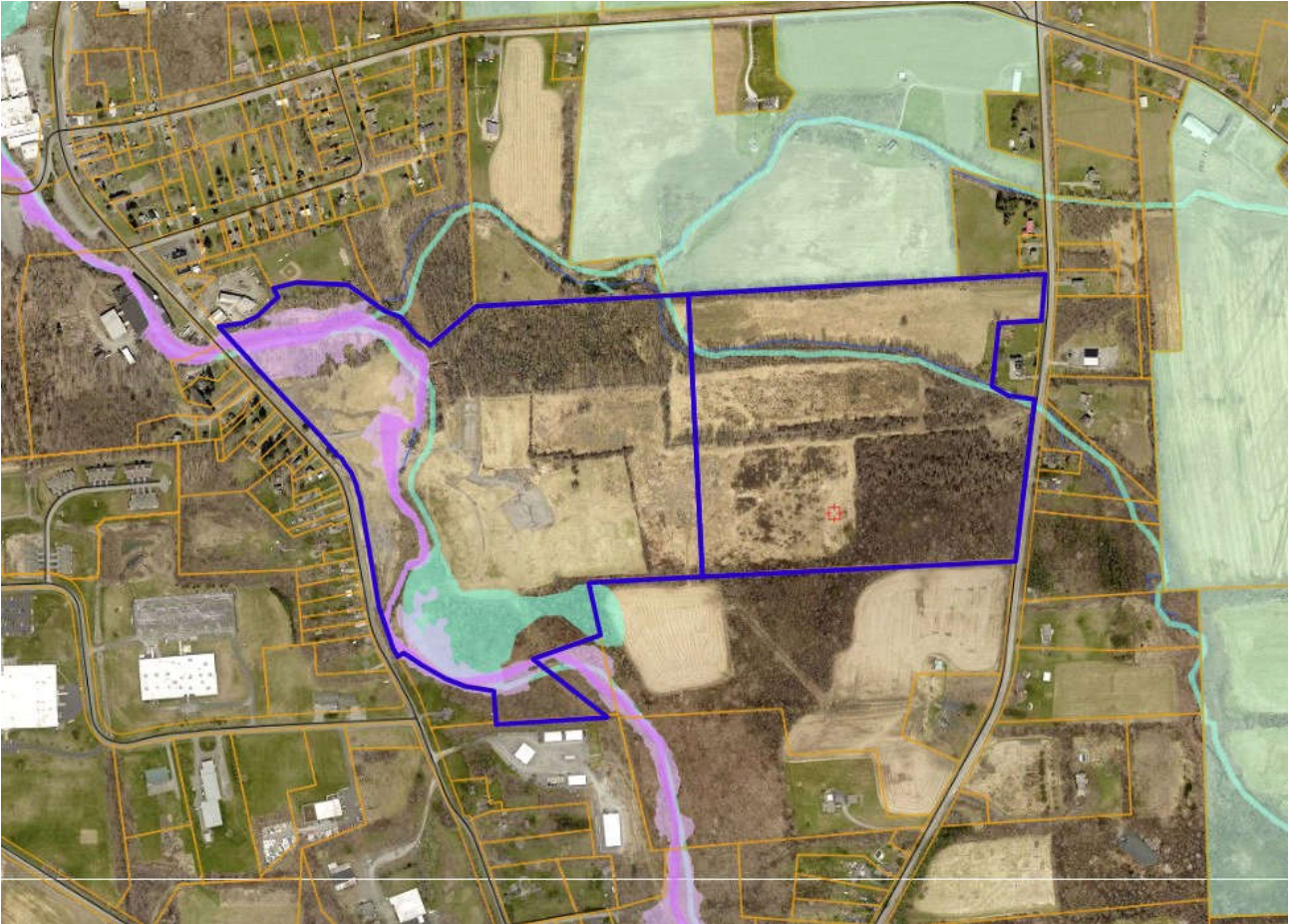
ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

11 surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs 896-1.2, 896-1.1) are located on site; GIS mapping shows the western federally protected stream with associated floodway and floodplain; the Site Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

12 the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

13 the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not

adversely impact cultural or historic resources.”; and



Z-25-85

Z-25-86 AREA VARIANCE

See Also Case: Stauffer / SUNN 1017, LLC

Jordan Road Solar

Z-25-84 at Jordan Road and Vinegar Hill Road

Tax Map # 018.-04-31.1, 018.-04-29.1

Z-25-85 Town of Skaneateles

S-25-8 Received: 3/5/2025

30-Day Deadline: 4/4/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review the
granting of use or area variances and the site is located within 500 feet of Jordan Road
(Route 22) and Vinegar Hill Road (Route 142), both county highways, and a farm
operation located in a NYS Agricultural District; and
2 the applicant is requesting area variances related to the construction of two 5MW
community solar arrays on two lots totaling 117.4 acres in Rural Residential (RR) and
Industrial/Research/Office (IRO) zoning districts; and
3 the Board is concurrently reviewing site plan, special permit, and subdivision referrals (Z-
25-84, Z-25-85, S-25-8) regarding these proposed solar arrays; and
4 the site is comprised of two parcels containing active agriculture, wooded areas, and
streams with Jordan Road along the western site boundary and Vinegar Hill Road along
the eastern site boundary; aerial imagery from May 2024 shows a gravel road entering the
site from Jordan Road and crossing to the middle of the site where, per the referral
materials, a settling pond and sludge lagoons were located and since covered; and
5 per the Project Narrative dated 3/3/25, the applicant is proposing construction of two 5
MW solar arrays, totaling 10MW, across 36 acres of a 117-acre site; the Preliminary
Civil Site Plan dated 3/2025 shows the arrays will be accessed via the existing gravel
access road; per the Site Plan, Array 2 will be constructed in the eastern portion of the
site with the eastern array boundary defined by the wetland 100' buffer, steep slopes
located in the southwest corner of the site, and a federally regulated stream that traverses
the property; the Site Plan shows Array 2 encroaches on the 100' stream setback along
the northern array boundary; proposed Array 1 is depicted in two sections, a small portion
in the northwest corner of the site, west of a federally protected stream and a large portion
adjacent to Array 2; the smaller portion of Array 1 appears to be located outside of
wetland and stream 100' buffers while the larger portion of Array 1 appears to be located
on a wetland located along the northern site boundary; and
6 per the Site Plan, the arrays will have four concrete electrical equipment pads, one along
the access road adjacent to the smaller portion of Array 1, a second where the access road
reaches the larger portion of Array 1, and two at the center of the site, located between
Arrays 1 and 2; per Site Details – Equipment Pads and Panels dated 3/2025, the solar
panels will be mounted on concrete ballast on 3'-thick gravel level pads; a Visual
Assessment for the proposed solar array dated 2/2025 prepared by Barton and Loguidice
was included with the referral materials; a Preliminary Planting Plan dated 3/2025 shows
lines of shrubs, deciduous trees, and evergreen trees will be located along the western
boundary of the site; and
7 per the Lot Line Adjustment Plan dated 3/2025, the applicant is proposing a lot line
adjustment of the shared boundary between subject parcels so the parcel boundary
follows the boundary between the two solar arrays; the western parcel will be Proposed
Lot 1 (60.1 acres) and the eastern parcel will be Proposed Lot 2 (57.0 acres); and
8 per the Project Narrative, the applicant is requesting four variances for this project, two
for each array: to allow a 20' rear setback for both Proposed Lots 1 and 2 where 100' is
required by Town Code, noting the rear parcel boundary is located between arrays and
would not impact other property owners and to allow 30% and 31% lot areas for Lots 1

and 2 respectively where a 25% lot area maximum for off-site/community solar is the maximum allowed by Code; and

9 the Town of Skaneateles recently released a draft Mottville and Skaneateles Falls - Northern Hamlets Master Plan to identify ways to protect the character of the Northern Hamlets, while guiding unavoidable changes resulting from the confluence of the area's desirability, available vacant land, and increased development pressure; the plan notes this "68-acre former Stauffer Chemical property on Jordan Road in Skaneateles Falls was a former manufacturing site used to produce various organic and inorganic chemicals and detergent from the 1940s to 1985. This property is an identified brownfield and is subject to significant development constraints."; the site was not considered in this study to be a development site, and was identified in the future land use map as open space and rural agriculture; and

10 per the Environmental Assessment Form (EAF) dated 2/20/25, 0.5 acres of the site will be disturbed by the proposed project and stormwater will be directed to "on site stormwater management facilities, on site wetlands, on site surface water"; per the EAF, the proposal will result in a 9-acres reduction in forested areas and an 8.6-acre increase in meadows, grasslands or brushlands; a Preliminary stormwater Pollution Prevention Plan (SWPPP) dated 2/2025 prepared by Barton and Loguidice was included with the referral materials;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

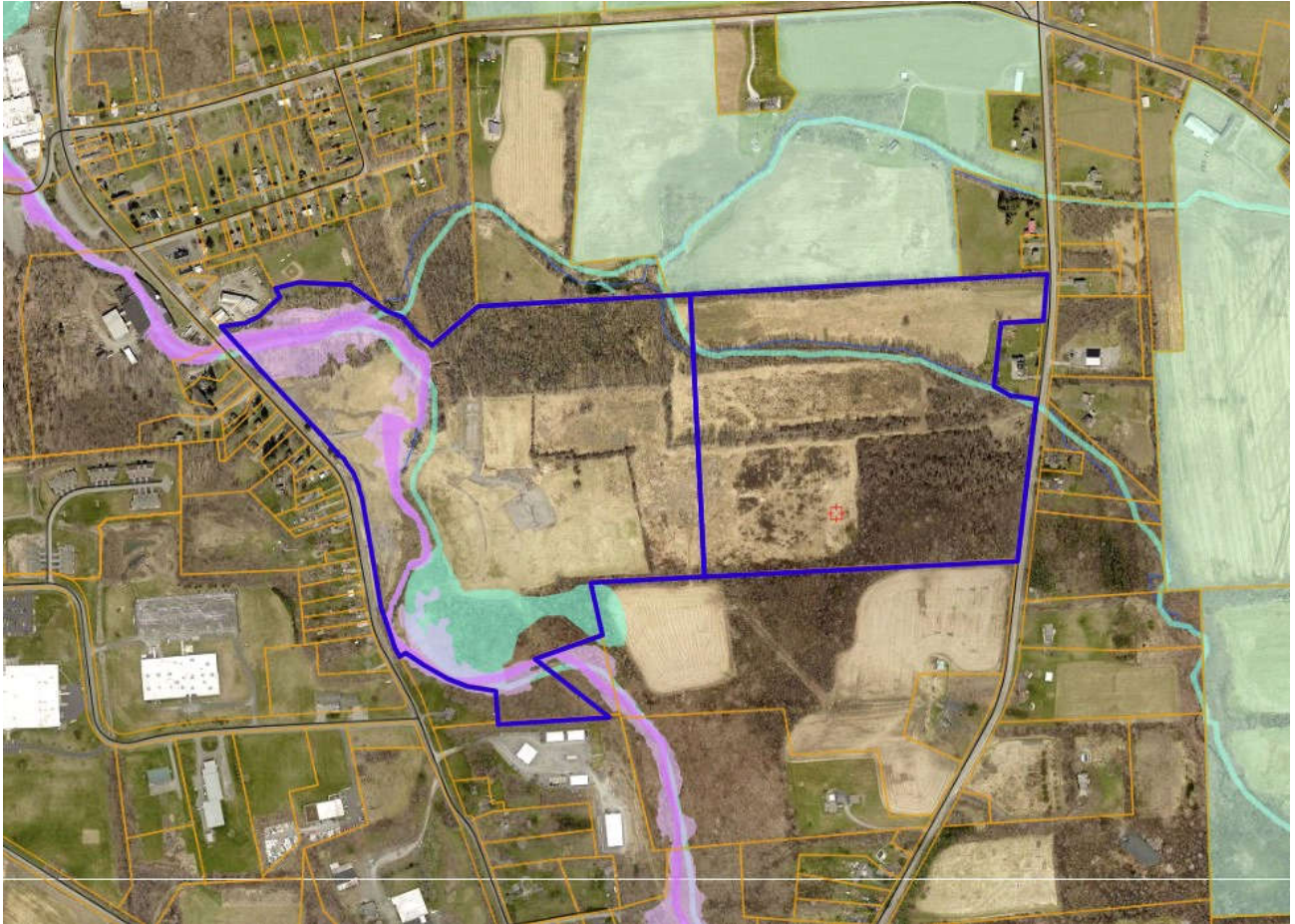
11 surrounding lands are enrolled in NYS Agricultural District 2 and appear to contain active farmland; an Agricultural Data Statement is included in the local application; the site is located over, or immediately adjoining, a principal aquifer (per EAF Mapper); a portion of the site is listed in the NYS Department of Environmental Conservation Environmental Site Remediation database as ID: 734010 (per EAF Mapper); per the NYS DEC Environmental Site Remediation Database, contaminants of concern in this location were phenol, toluene, toluic acid, and xylene and remediation at the site is complete; and

12 GIS mapping shows the northern and western site boundaries may contain state and federal wetlands; per EAF Mapper, Class C and C(T) streams (IDs 896-1.2, 896-1.1) are located on site; GIS mapping shows the western federally protected stream with associated floodway and floodplain; the Site Plan shows five delineated wetland areas; the proposed arrays area shown outside of the 100' buffers for the wetlands except the wetland depicted under the northern section of Array 1; a Wetland Delineation Report dated 1/2025 prepared by Barton & Loguidice was included with the referral materials; the plans show no disturbance within 100' of Skaneateles Creek and

13 the Charlie Major recreational trail, which currently occurs along Skaneateles Creek primarily in the Mottville hamlet, is proposed to extend north through, or adjacent to, this site, to Skaneateles Falls, along a former rail bed or along Skaneateles Creek; the eastern portion of the site contains both features; and

14 the site is located near the Hoyt & Morton Woolen Mill and Waterbury Felt Company Complex which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places; per the Project Narrative, "The project was submitted to the NY State Historic Preservation Office (SHPO) for review in November 2024, and SHPO requested that a Phase 1A/1B Archaeological Investigation be completed for the project" and "The Applicant will secure an archaeological subconsultant to complete the Phase 1A/1B testing. Further recommendations by SHPO, if any, would be followed to ensure that the project does not

adversely impact cultural or historic resources.”; and



Z-25-86

Z-25-76

SITE PLAN

Dr. Ryan D'Amico - Syracuse Podiatry
at 7085 Manlius Center Road

Fremont Plaza - Syracuse Podiatry
Tax Map # 062.-03-31.5

Town of Manlius

Received: 2/21/2025

30-Day Deadline: 3/23/2025

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General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of Manlius Center Road (Route 290), a state highway, and Fremont Road (Route 136), a county highway; and the applicant is proposing to expand an existing parking lot for Syracuse Podiatry within Fremont Plaza to add 13 new spaces on a 1.36-acre parcel in a Neighborhood Shopping (NS) zoning district; and

the Board previously held No Position regarding a site plan referral (Z-12-266) to construct a six-bay garage as part of a commercial office building on site; per aerial imagery, it appears the garage was never constructed; and

the site is located at the rear of Fremont plaza located along Manlius Center Road, west of its intersection with Fremont Road; the area is characterized by commercial along major roads, surrounded by residential neighborhoods; and

the site is a parcel at the rear of the Fremont Plaza containing a single-story 4,300 sf medical office building (currently housing Syracuse Podiatry) with a 16-space parking lot located along the western side of the building; the building and parking lot are surrounded by lawn on three side with trees and shrubbery along the rear parcel boundary; the site abuts residential to the north and east; and

the applicant is proposing an expansion to the existing asphalt parking lot to add 13 parking spaces; per the Layout Plan dated 1/29/25, the western side of the parking area will be excavated and new asphalt will be installed along the western side of the site; trees will be installed along the western side of the expanded lot; per the Grading and Landscaping Plan dated 1/29/25, the existing “trees and brush” at the rear of the site, will remain; and

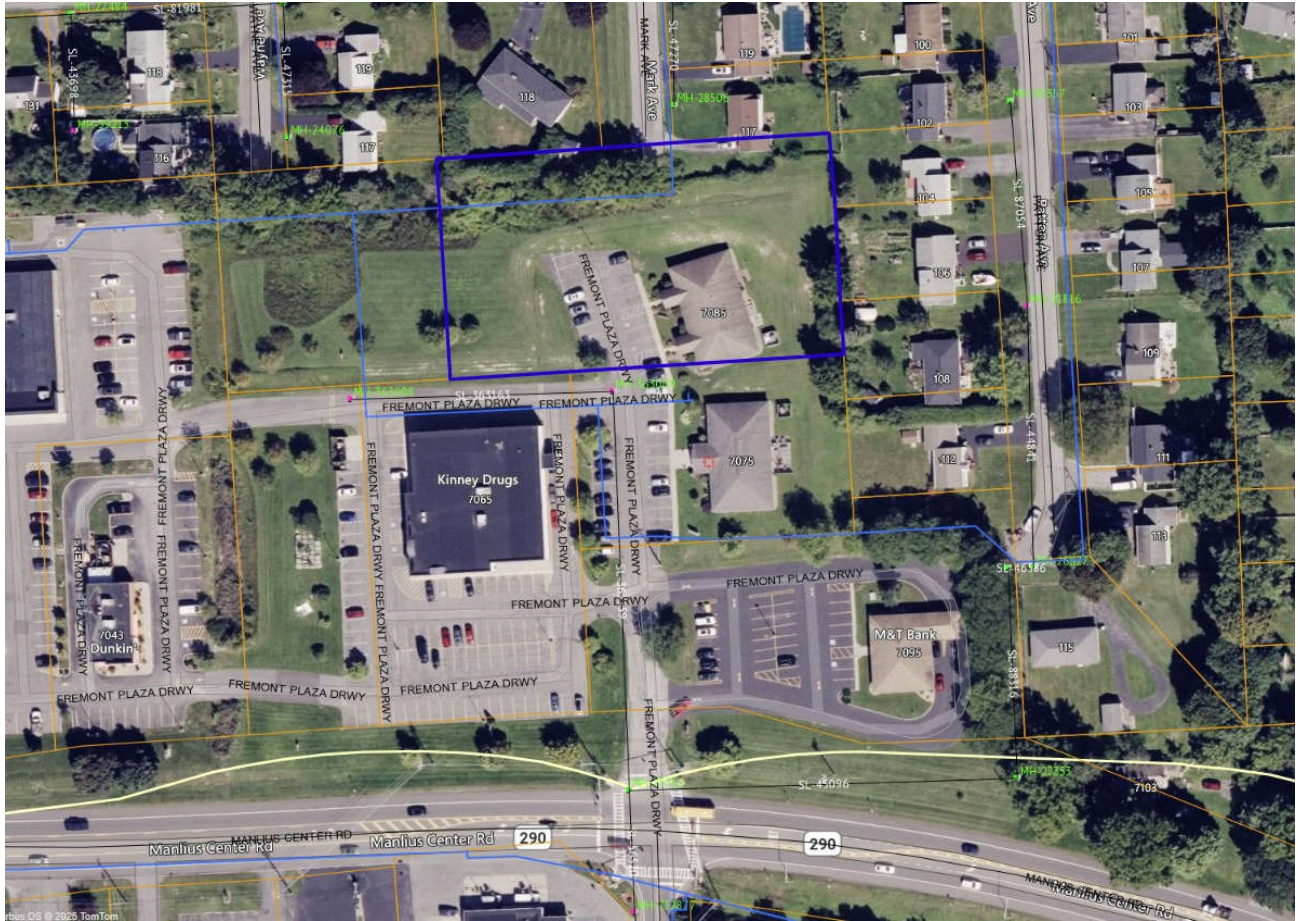
per the Topographic Map MPH Northeast Plaza dated 5/24/12, multiple easements cross the site; a 30’-wide OCWA and Sanitary Sewer Easement crosses the parcel adjacent to the northern (rear) parcel boundary and along the southern parcel boundary; per the Layout Plan, the proposed work occurs outside of both easements; and

per the Environmental Assessment Form (EAF) dated 1/27/25, 0.3 acres of the site will be disturbed by the proposed project; the Grading and Landscaping Plan dated 1/29/25 shows stormwater infrastructure will be installed under the parking lot expansion; and

per the referral notice, the site is served by public drinking water and sewers and no changes to the existing infrastructure are proposed; the site is located in the Meadowbrook-Limestone Wastewater Treatment Plant service area; and

the site may contain the Northern long-eared bat, Ohio goldenrod, and Indiana bat, or their associated habitats, which have been listed by the state or federal government as threatened or endangered animal species (per EAF Mapper)

ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and



Z-25-76

Z-25-77

SITE PLAN

Jacqueline Ryan

at 4048 New Court Avenue

Tax Map # 031.-10-13.1

Town of DeWitt

Received: 2/21/2025

30-Day Deadline: 3/23/2025

1

General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of New Court Avenue (Route 298), a state highway, and the municipal boundary between the Town of DeWitt and the City of Syracuse; and

2

the applicant is proposing to convert an existing industrial building into an indoor horticulture operation, removing some existing asphalt, and installing a green area and outdoor lighting on a 0.86-acre parcel in an Industrial zoning district; and

3

the site is located in an area of New Court Avenue (NYS Route 298) characterized by commercial and industrial uses with buildings located close together, surrounded by asphalt; per aerial imagery, the immediate area has few trees and green space, juxtaposed with the nearby residential neighborhoods and parks to the west and south; and

4

the site is the location of a former spring factory and contains a 21,250 sf building located along the southeast parcel boundary with asphalt surrounding the building on three sides; the site has approximately 150' of frontage on both New Court Avenue and Eastbourne Drive, a local road; parking is primarily located on the New Court Avenue side of the building with additional parking and loading docks on the Eastbourne Drive side; and

5

the applicant is proposing interior and exterior site improvements to convert the site for use as an indoor horticulture operation; per the Layout Plan dated 2/4/25, asphalt will be removed along Eastbourne Drive to expand a perimeter landscape strip; asphalt will be removed along the northwest parcel boundary and replaced with lawn; shrubbery will be installed along the parking lot facing New Court Avenue; bike racks will also be installed; ADVISORY NOTE: Per the NYS Department of Transportation, all existing or proposed driveways on New Court Avenue must meet Department requirements; and

6

per the Environmental Assessment Form (EAF) dated 11/15/24, zero acres of the site will be disturbed by the proposed project and stormwater will be directed to "existing drainage systems in New Court Ave and Eastbourne Drive"; per the Layout Plan, the proposed actions will result in a decrease in impermeable surface;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

7

per the referral notice, the site is served by public drinking water service and no changes to the current infrastructure are proposed; the proposed use may result in an increase in water use;

ADVISORY NOTE: The applicant is advised to contact OCWA's Engineering Department to determine the activities and structures permitted within OCWA easements/rights-of-way, water availability and service options, obtain hydrant flow test information, evaluate backflow prevention requirements, and/or request that the Authority conduct hydrant flow testing to assess fire flow availability; and

8

per the referral notice, the site is served by public sewers and is located in the Metropolitan Wastewater Treatment Plant and Ley Creek service areas; the proposed use may result in an increase in wastewater flow;

ADVISORY NOTE: Capacity assurance approval from the Onondaga County

Department of Water Environment Protection (OCDWEP) may be required due to an anticipated increase in use; additionally, unless it can be demonstrated that anticipated sanitary flows will not exceed previous flows in excess of one sewer unit over prior uses, the applicant must develop a 1 gallon to 1 gallon sanitary flow offset plan/project in coordination with the municipal engineer; the Capacity Assurance Form and approval process can now be found online:

<http://www.ongov.net/wep/CapacityAssuranceReviews.html>;

ADVISORY NOTE: The applicant is advised to contact the Onondaga County Department of Water Environment Protection (OCDWEP) Plumbing Control Division to discuss any code requirements and obtaining the appropriate permits for all plumbing installations or modifications, both within the building and for any exterior improvements. Please contact Plumbing Control Supervisor at 315-435-6614; and

9 the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection in this area; and

10 the Syracuse Metropolitan Transportation Council (SMTC) has created a Sustainable Streets Guide, which includes the identification of priority sidewalk zones where the installation of sidewalks would be most beneficial; this site is located within a priority zone; per aerial imagery, the site has sidewalks along the New Court Avenue frontage;

11 ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-77

Z-25-83

LOCAL LAW

Town of Skaneateles

Truck Exclusions

Tax Map #

Town of Skaneateles

Received: 3/5/2025

30-Day Deadline: 4/4/2025

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General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and the applicant is proposing Local Law 2 of the Year 2025 to amend Chapter 141-32 "Vehicles and Traffic" of the Code of the Town of Skaneateles entitled "Schedule VII: Truck Exclusions" to specify roadways where trucks, tractors and tractor-trailer combinations in excess of the indicated maximum gross weights are excluded; and per the proposed law, the purpose of this amendment to §141-32 Schedule VII: Truck Exclusions is to "specify additional roadways where trucks, tractors and tractor-trailer combinations in excess of the indicated maximum gross weights are excluded"; and per existing §141-13, "all trucks, tractors and tractor-trailer combinations in excess of the indicated maximum gross weights" are excluded from roadways detailed in §141-32; per this section, the regulations "shall not be construed to prevent the delivery or pickup of merchandise or other property along the highways from which such vehicles and combinations are otherwise excluded"; §141-32 Schedule VII details roadways from which these vehicles are excluded; and the proposed law adds an additional 27 roadways to §141-32 Schedule VII including Andrews Road, County Line Road, Fennell Street, Hencoop Road, Van Camp Road, and Weeks Road, all with a maximum weight of 5 tons, all local roads; the proposed law will result in these restrictions covering most municipal-owned roads in the Town; and

ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and

No Map Available

Z-25-83

Z-25-91

TEXT AMENDMENT

Syracuse Office of Zoning Administration

Syracuse Zoning Ordinance / ReZone
Syracuse

Tax Map #

City of Syracuse

Received: 3/7/2025

30-Day Deadline: 4/6/2025

1 General Municipal Law Section 239-m allows the County Planning Board to review the
 adoption or amendment of a zoning ordinance or local law; and

2 the City of Syracuse is proposing several amendments to the ReZone Syracuse / City of
 Syracuse Zoning Ordinance, primarily to clarify and refine language, and rectify errors
 and omissions since its initial adoption; and

3 ReZone Syracuse, which included a new citywide zoning ordinance, zoning map and
 related procedures, was adopted by the City of Syracuse in 2023 (OCPB case Z-23-71),
 and the Board reviewed a first set of amendments in 2024 (Z-24-128), to correct errors
 and omissions, add definitions, and adopt new regulations regarding affordable housing,
 Residential-Commercial Living, and types of projects that require site plan review; and

4 two years into the new zoning ordinance, the City is again seeking a series of
 amendments to the zoning ordinance text and content, primarily to clarify the ordinance
 and rectify issues discovered during the initial implementation of the ordinance; a limited
 number of other new procedural and content changes are also proposed; and

5 within Article 1 – General Provisions, ReZone Syracuse is being renamed as the City of
 Syracuse Zoning Ordinance and Official Zoning Map; a number of clarifications have
 been made to Nonconformities, including that variances cannot be used to satisfy
 nonconformity requirements, nonconformities cannot be changed to another
 nonconforming use, types and burden of evidence to justify nonconformities, removal of
 status if a structure is intentionally destroyed, and removal of language regarding illegal
 nonconformities; Article 1.6 Enforcement provisions were substantially revised to add
 procedures for enforcement; and

6 Article 2 – Zone Districts is being amended to relocate Rules of Measurement and
 Additional Standards to Article 7; minor nomenclature changes are reflected; dimensional
 standards for accessory uses were standardized, two-story minimum requirements were
 removed from MX-1, -2 and -3 districts ; within 2.15 Planned Institutional Districts
 (PID), permitted uses and dimensional and development standards were clarified; within
 Planned Development Districts (PDD), allowable uses are expanded to include more
 commercial and industrial uses, with limits on adverse impacts, and a minimum PDD size
 of one acre was added; and

7 within Article 3 – Use Regulations, changes were made adding special permit review to
 restaurants brewpubs and micro distilleries in certain districts, and eliminate special use
 permits for liquor stores; several nomenclature changes were made to food-related
 businesses, a use type for warehouses was added; a use type for single- and two-unit
 dwellings, non-owner-occupied was added; other minor language clarifications were
 made relating to day care licensing, amplified sounds, home occupations, accessory
 dwelling units and structures; new definitions were added; and

8 changes to Article 4 – Development Standards include removing a provision allowing
 reviewing boards to modify development standards during site plan review, off-street
 parking requirements were changed to reflect new use types, clarify language regarding
 parking reductions, and add a new section for Residential Living parking and driveway
 standards, to coordinate with Public Works; and

9 within Article 5 – Administration and Procedures, several changes to Special Use Permit administration are proposed, including removal of provision of special permits from running with the land, placing authority within the Planning Commission versus the Common Council, and revising review criteria and procedures; procedures for variances and administrative adjustments were revised and clarified; rezoning actions and text amendments procedures were separated; and

10 changes to Article 7 – Rules of Construction and Definitions included addition of a substantially new Rules of Measurement section, and definitions related thereto; other minor definitions were added; and

No Map Available

Z-25-91

Z-25-92

SITE PLAN

Fouad Dietz (LeMoyne College)
at 1419 Salt Springs Road

LeMoyne College
Tax Map # 044.-09-01.1

Town of DeWitt

Received: 3/7/2025

30-Day Deadline: 4/6/2025

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General Municipal Law Section 239-m allows the County Planning Board to review approval of site plans and the site is located within 500 feet of the municipal boundary between the Town of DeWitt and the City of Syracuse; and

the applicant is proposing multiple improvements to the campus quad area on a 102.3-acre parcel in a Residential (R-2) zoning district; and

the Board previously held No Position on site plan referrals (Z-21-119, Z-21-120) for modifications to Grewen Hall and the campus quad at Lemoyne College; the Board has also reviewed other site plan referrals (Z-19-107, Z-11-319) to modernize waterline infrastructure along the quad and establishing a new softball field on campus; most recently, the Board provided comment on a use variance referral for another parcel located LeMoyne College (Z-24-92), encouraging the College to add pedestrian infrastructure to Salt Springs Road, connecting the campus with the adjacent neighborhood; and

the parcel contains a significant portion of the LeMoyne College campus; the college campus is located both in the Town of DeWitt and on the eastern side of the City with the subject parcel located exclusively within the Town of DeWitt; other surrounding land uses include various residential properties; the subject area is the Dablon Quad and McGill Terrace, located on the western side of the campus, surrounded by buildings, but with proximity to Springfield Road and Salt Springs Road; and

per the referral materials, the College is proposing renovations to the Dablon Quad including replacement of existing walkways, a new plaza area with a 20’x36’ wooden pavilion to contain an outdoor gas fireplace and seating, new lighting, landscape improvements, and utility work including a new natural gas line, relocating an existing steam line, and new stormwater infrastructure; per the Layout and Materials Plan dated 2/27/25, new walkways are shown connecting a large parking lot with the Dablon Quad and new paved area to contain the proposed pavilion and fireplace; the area will also contain a tiered seating area and decorative brick retaining wall; and

per the Planting Plan dated 2/27/25, new shrubs, trees, and plantings will be installed along the walkway, library pavilion, and around the new unit paved area; and

a Lighting Photometric Calculations Plan dated 2/27/25 was included with the referral materials; and

per the Environmental Assessment Form (EAF) dated 2/27/25, 0.71 acres of the site will be disturbed by the proposed project; per the Erosion and Sediment Control Plan dated 2/27/25, new stormwater infrastructure will be installed around walkways and between the proposed pavilion and the library building;

ADVISORY NOTE: Any project that cumulatively disturbs one acre or more of land must be covered under the NYS SPDES Permit; the municipality is advised to ensure that the applicant has obtained the appropriate permits from the NYS Department of Environmental Conservation prior to municipal approval; and

per the referral notice, the site is served by public drinking water and wastewater service and no changes to the current infrastructure are proposed; and

a portion of the site is located in an Onondaga County Drainage District for Bear Trap and Ley Creek, which is maintained by the Department of Water Environment Protection

in this area; and

- 11 the site may contain the Northern long-eared bat, or its associated habitat, which has been listed by the state or federal government as a threatened or endangered animal species (per EAF Mapper); impacts to bat species are often associated with tree clearing and per the referral, more plantings and trees will be installed as part of this project;
ADVISORY NOTE: Per the NYS Department of Environmental Conservation (DEC), if the site contains a threatened or endangered species and/or associated habitat, and the project requires review under the State Environmental Quality Review Act (SEQRA), a request for a project screening should be submitted to the New York Natural Heritage Program or to the regional DEC Division of Environmental Permits office; and
- 12 the site or a portion of it is located in or adjacent to an area designated as sensitive for archaeological sites on the NYS Historic Preservation Office archaeological site inventory (per EAF Mapper);
ADVISORY NOTE: The applicant and/or municipality is advised to contact the NYS Historic Preservation Office to determine if the project should be submitted to the Office for review as part of the State Environmental Quality Review (SEQR) process; and
- 13 ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body having jurisdiction in a municipality shall give notice to an adjacent municipality when a hearing is held by such body relating to a subdivision, site plan, special use permit, or a use variance on property that is within five hundred feet of an adjacent municipality; such notice shall be given by mail or electronic transmission to the clerk of the adjacent municipality at least ten days prior to any such hearing; and



Z-25-92

Z-25-87

LOCAL LAW

Town of Cicero

Waterfront Overlay District (WOD)

Tax Map #

Town of Cicero

Received: 3/5/2025

30-Day Deadline: 4/4/2025

1

General Municipal Law Section 239-m allows the County Planning Board to review the adoption or amendment of a zoning ordinance or local law; and

2

the Town of Cicero is proposing a local law to create a "Waterfront Overlay District" (WOD) along and near the south shore of Oneida Lake; and

3

per the proposed law, the purpose is to “protect and reinforce the identity of Cicero as a lakefront community by encouraging high quality building and site design and accommodating visual and physical access to the waterfront” with objectives to provide “public access to the Oneida Lakeshore”, “accommodate higher density housing options”, “encourage a mix of commercial and residential uses”, “respect the existing lakefront residential character”, “preserve viewsheds”, protect water quality, and conserve “natural resources along the lakeshore”; and

4

the boundaries of the WOD are defined on the Waterfront Overlay District Map, including an area along the Cicero shoreline along Oneida Lake between Beach Road (south of the Aero Marina) and Tuttle Road at the eastern municipal/county boundary; the proposed regulations are in addition to all other existing regulations, as applicable; if regulations or requirements of the WOD “conflict with Article XV (Design Standards), the more stringent requirement shall apply”; and

5

per the proposed law, “certain uses and actions” “may be subject to additional local development review and approval procedures”; per the proposed law, all uses are required to obtain Site Plan Review approval except “new construction of single-family dwelling units, expansion or rehabilitation of existing structures, and simple subdivisions”; and

6

the proposed WOD contains multiple definitions including “Bed and Breakfast”, “Bar or Tavern”, “Dwelling Multi-Family”, “Dwelling Unit, Upper Floor”, “Hotel or Inn”, “Marina”, and “Water-Dependent Use”; and

7

within the WOD, assembly, libraries, parks, municipal buildings or uses, accessory uses or structures, accessory dwelling units or in-law suites, outdoor assembly or seating area, and accessory parking areas are permitted by right; uses allowed with a special use permit include multi-family dwellings of 3-4 units and 5 units or more, upper floor dwelling units, water-dependent uses, hotels or inns, bars or taverns, restaurants, and upper floor offices; dimensional requirements for uses only permitted within the WOD are specified including a 30,000 sf minimum lot area for multi-family dwellings of 3-4 units, 5 acres for multi-family dwellings of 5 units or more, and 20,000 sf for other uses; and

8

the proposed WOD has provisions for Lakefront Viewshed Protection including “site layout and design shall consider view corridors to the lakefront and any adjacent public open space”, “at least 30% of the shoreline on any given lot shall be contained within view corridors”, view corridors will have a minimum width of 25’, and “no buildings, walls, or other opaque structures shall be permitted within view corridors”; site plan review within the WOD will require the applicant to provide information to “allow an adequate review of the potential impact of development on the scenic resources of the area” including photographs, schematic plans, and elevations or perspective sketches; “the reviewing body may limit the height or length of a proposed structure and may recommend changes in the arrangements of buildings if in its determination the proposed

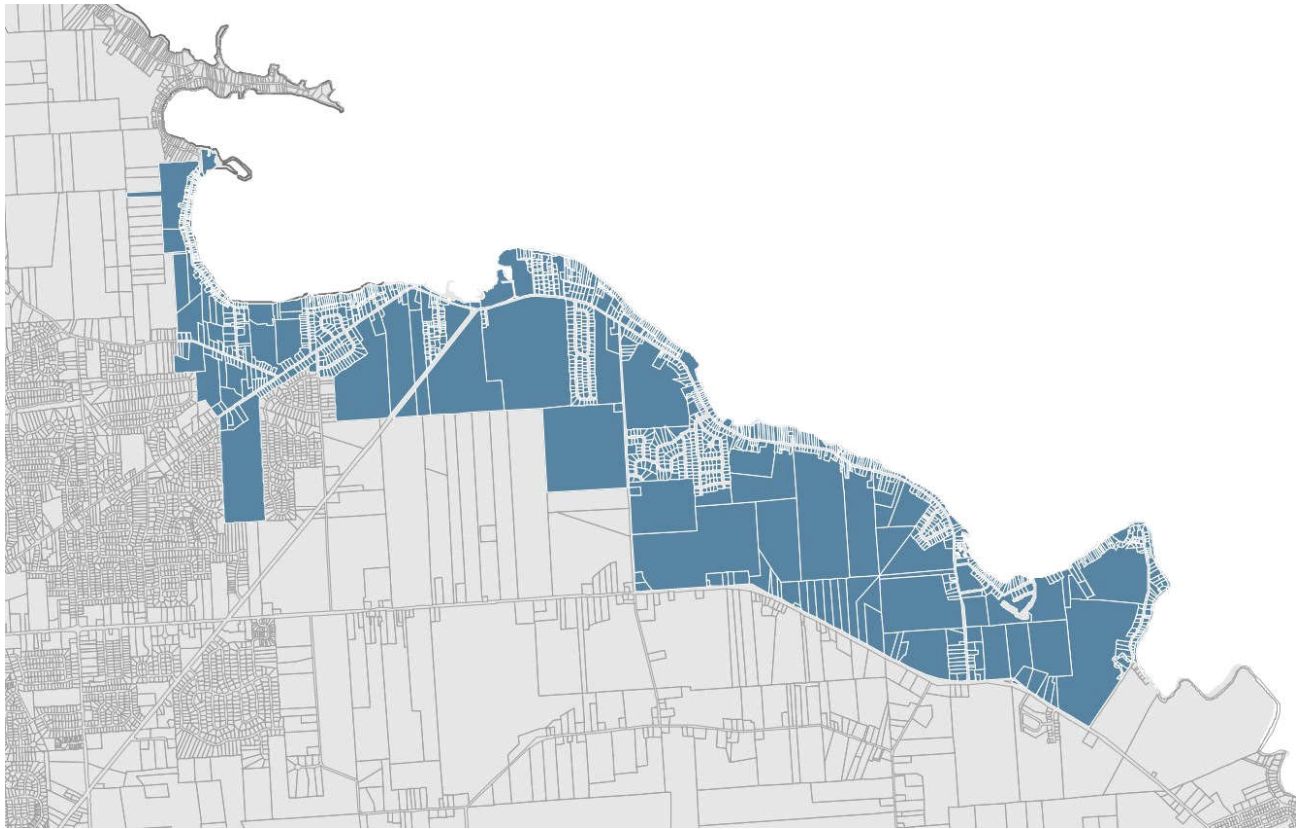
limitations or changes will protect or enhance the visual character”; and
9 requirements for riparian buffers are detailed including requiring maintained buffers with
a natural vegetation strip on properties along the lakeshore; no structures will be
permitted within the vegetation strip with exceptions including docks, boat ramps, pump-
houses, pervious or elevated walkways; “no polluting material” may be dumped or stored
within the vegetation strip including garbage, junk cars, junk appliances, lawn clippings,
leaves, or toxic materials”; it is not clear if lawn treatments including pesticides or
herbicides are considered toxic materials; and

10 within the Site Plan Review process, the Planning Board may designate or require the
creation of public amenities; public amenities may include public access to the
waterfront, publicly accessible waterfront promenades, pedestrian linkages between
contiguous uses, public gathering spaces, boat launches with at least five parking spaces,
and “road improvements, on-street parking, pathway pavers, street trees, sidewalk
extension in parking lanes to slow vehicular traffic, and other elements which make roads
more pedestrian friendly”; proposed public access will be dedicated by easement or deed
for public access; and

11 incentive bonuses may be offered for amenities including moderate income housing,
green energy sources, publicly accessible waterfront areas, preservation of prime and/or
unique classified agricultural soils or farm operations, road or utility improvements, and
active transportation facilities; incentives permitted may be changes in requirements for
lot coverage, density requirements, lot dimension and setback requirements, and changes
to building height limitations and floor area requirements; and

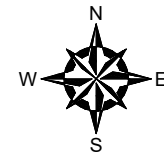
12 design and development standards are proposed including specifications for residential
subdivisions, non-residential and multifamily developments, parking area screening, and
mechanical equipment screening and provide standards including building materials, roof
pitch, colors, and building placement; nonresidential development, mixed-use
development, or multi-family dwellings over four units will comply with Town Design
Standards specified in Article XV; and

13 ADVISORY NOTE: Per GML § 239-nn, the legislative body or other authorized body
having jurisdiction in a municipality shall give notice to an adjacent municipality when a
hearing is held by such body relating to a subdivision, site plan, special use permit, or a
use variance on property that is within five hundred feet of an adjacent municipality; such
notice shall be given by mail or electronic transmission to the clerk of the adjacent
municipality at least ten days prior to any such hearing; and



Z-25-87

Z-25-75, S-25-7



**EDWARD REID
ENGINEERING, PLLC**
2460 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-569-4328



Know what's below.
Call before you dig.

NO.	ISSUE/DESCRIPTION	BY	DATE
EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW, UNAUTHORIZED ALTERATION IS PROHIBITED			

EDWARD K. REID, P.E.

**WINKELMAN CONSERVATION
SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK**

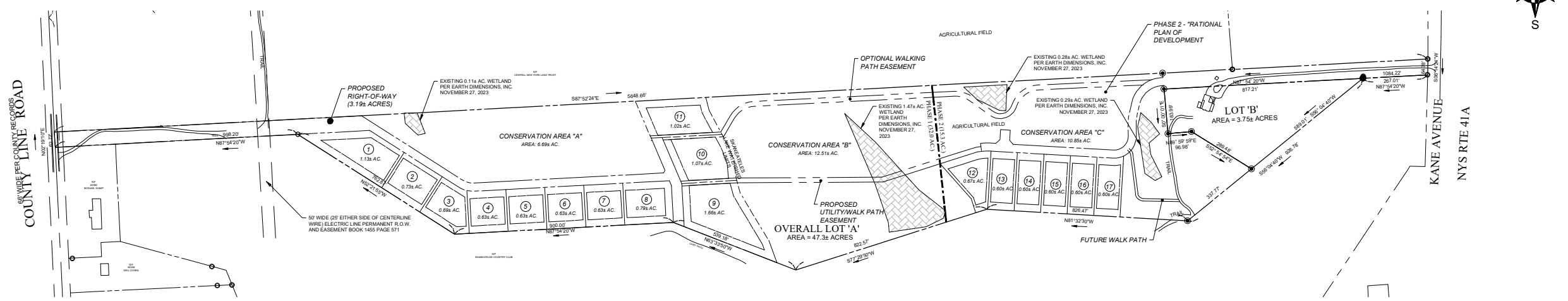
SKETCH PLAN

PREPARED FOR:
CALVIN WINKELMAN
2866 COUNTY LINE ROAD
SKANEATELES, NEW YORK

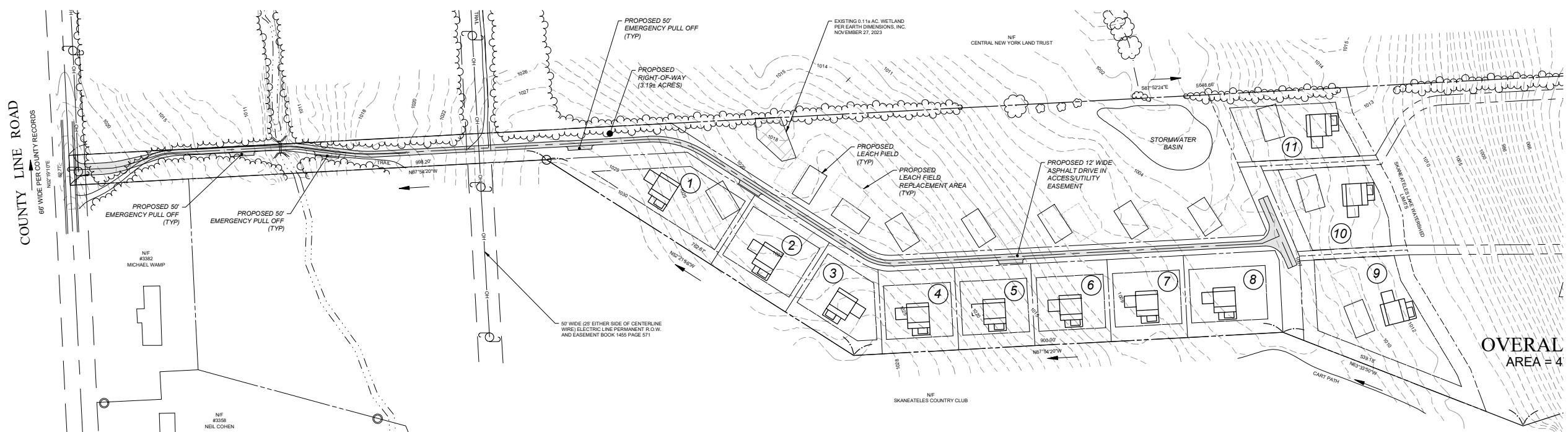
PROJ MGR: E.K.R.	REVIEWED BY:
DESIGNED BY: C.J.M.	DRAWN BY: E.K.R.
DATE: NOV. 26, 2024	SCALE: AS NOTED

PROJECT NO.
202356

REVISION NO.	DWG CA100 SHEET NO. 1 OF 1
--------------	---



0 120' 240' 480' 720'
SCALE IN FEET 1" = 240'



0 60' 120' 240' 360'
SCALE IN FEET 1" = 120'

POTENTIAL DEVELOPMENT FIGURES

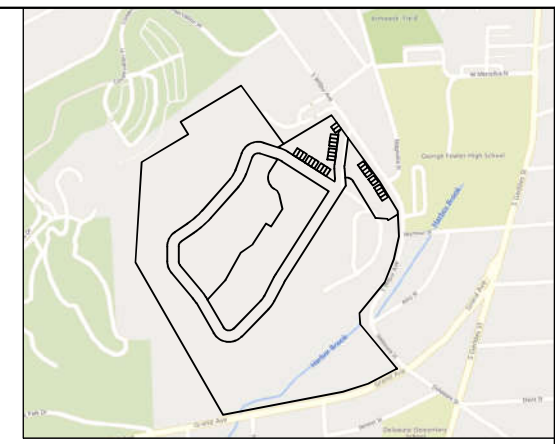
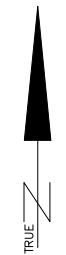
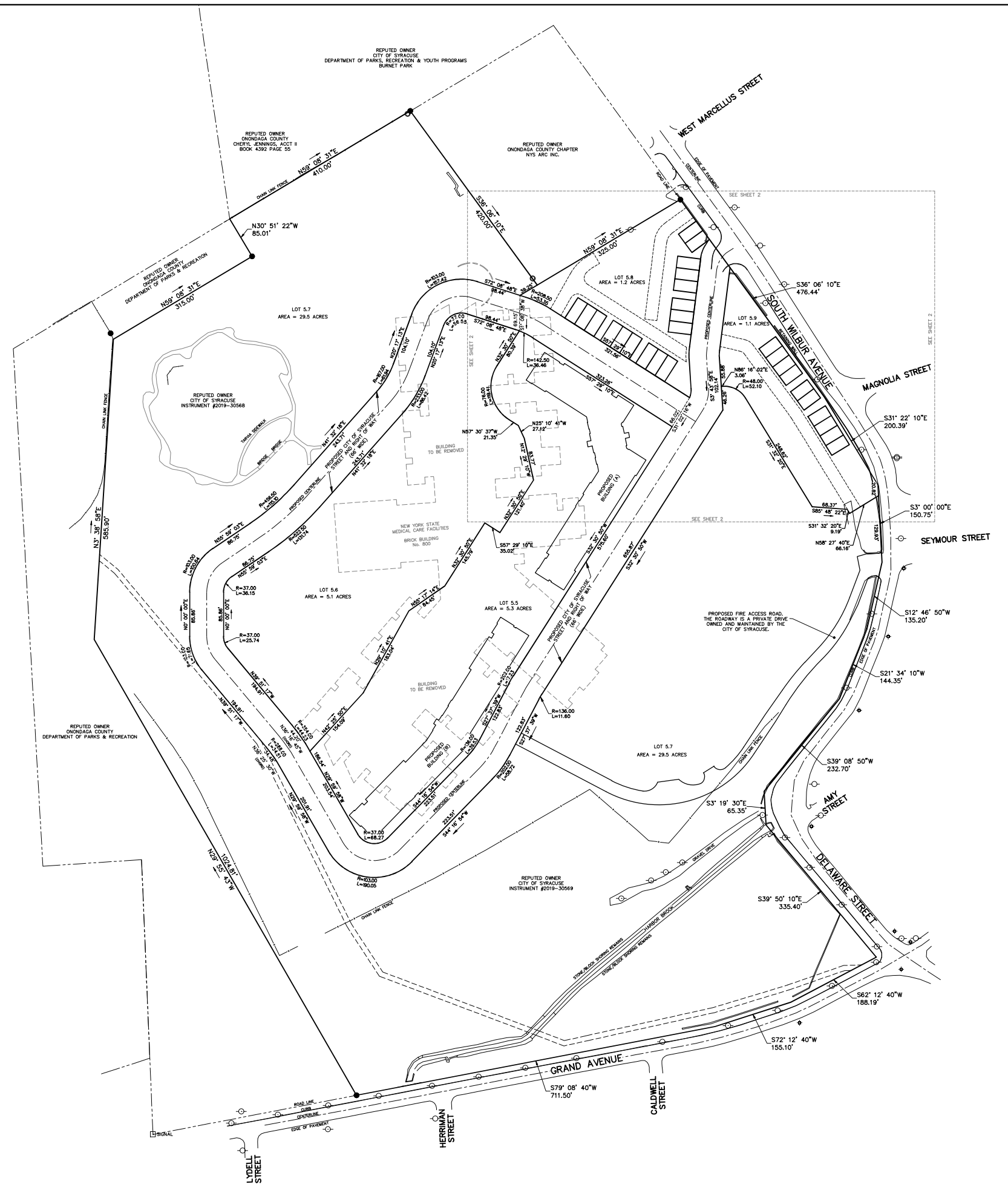
TOTAL AREA:	47.3 AC.	PHASE ONE:	32.0 AC.
UTILITY EASEMENT:	0.07 AC.	PROPOSED ROAD ROW:	3.19 AC.
EX. WETLANDS:	2.15 AC.	LOTS 1-11:	9.61 AC.
KANE AVE. ACCESS ROW:	1.62 AC.	TOTAL DEVELOPED:	12.8 AC. (40%)
STEEP SLOPES (>12%):	0.00 AC.	CONSERVATION AREAS "A" & "B":	19.2 AC. (60%)
CONSTRAINED LAND:	3.84 AC.		
NET BUILDABLE AREA:	43.46 AC.	PHASE TWO:	15.3 AC.
TOTAL ALLOWABLE LOTS:	22 LOTS	KANE AVE ACCESS ROW:	1.62 AC.
(43.46 / 2 = 22 LOTS)		POSSIBLE ROAD ROW:	0.78 AC.
ACREAGE WITHIN SKANEATELES LAKE WATERSHED:	28.21 AC.	LOTS 12-17:	3.67 AC.
		TOTAL DEVELOPED:	6.07 AC. (40%)
ACREAGE OUTSIDE SKANEATELES LAKE WATERSHED:	19.09 AC.	CONSERVATION AREAS "C":	10.85 AC. (60%)

GENERAL SITE DATA

- OWNER: CALVIN WINKELMAN
2866 COUNTY LINE ROAD
SKANEATELES, NEW YORK 13152
- ARCHITECT: EGGLESTON & KRENZER ARCHITECTS
1391 EAST GENESEE STREET
SKANEATELES, NEW YORK 13152
- TAX ID #: 048-01-23.2
- PARCEL SIZE: 47.3± ACRES
- ZONING CLASSIFICATION: RF- RURAL FARMING & FOREST
- BUILDING SETBACK REQUIREMENTS: FRONT: 30'
SIDE: 10'
REAR: 30'
COVERAGE: 20% ISC (40% TOTAL)
BLDG. HT.: 35' MAX.
- LOT REQUIREMENTS: MIN. LOT SIZE: 1/2 ACRE

© 2024 - EDWARD REID ENGINEERING, PLLC - D:\CURRENT YEAR\08152023\08152023\WINKELMAN 12 LOT SUBDIVISION SKANEATELES\WINKELMAN CONSERVATION SUBDIVISION SKETCH PLAN\DWG\CA100 DECEMBER 2, 2024 1:20PM ED REID

S-25-9a



LEGEND

- CONCRETE MONUMENT FOUND \odot
- IRON PIPE FOUND \circ
- IRON ROD FOUND \bullet
- IRON ROD SET \odot
- UTILITY POLE \ominus

APPROVED CITY PLANNING COMMISSION
DATE: _____ BY: _____

APPROVED ASSESSMENT
DATE: _____ BY: _____

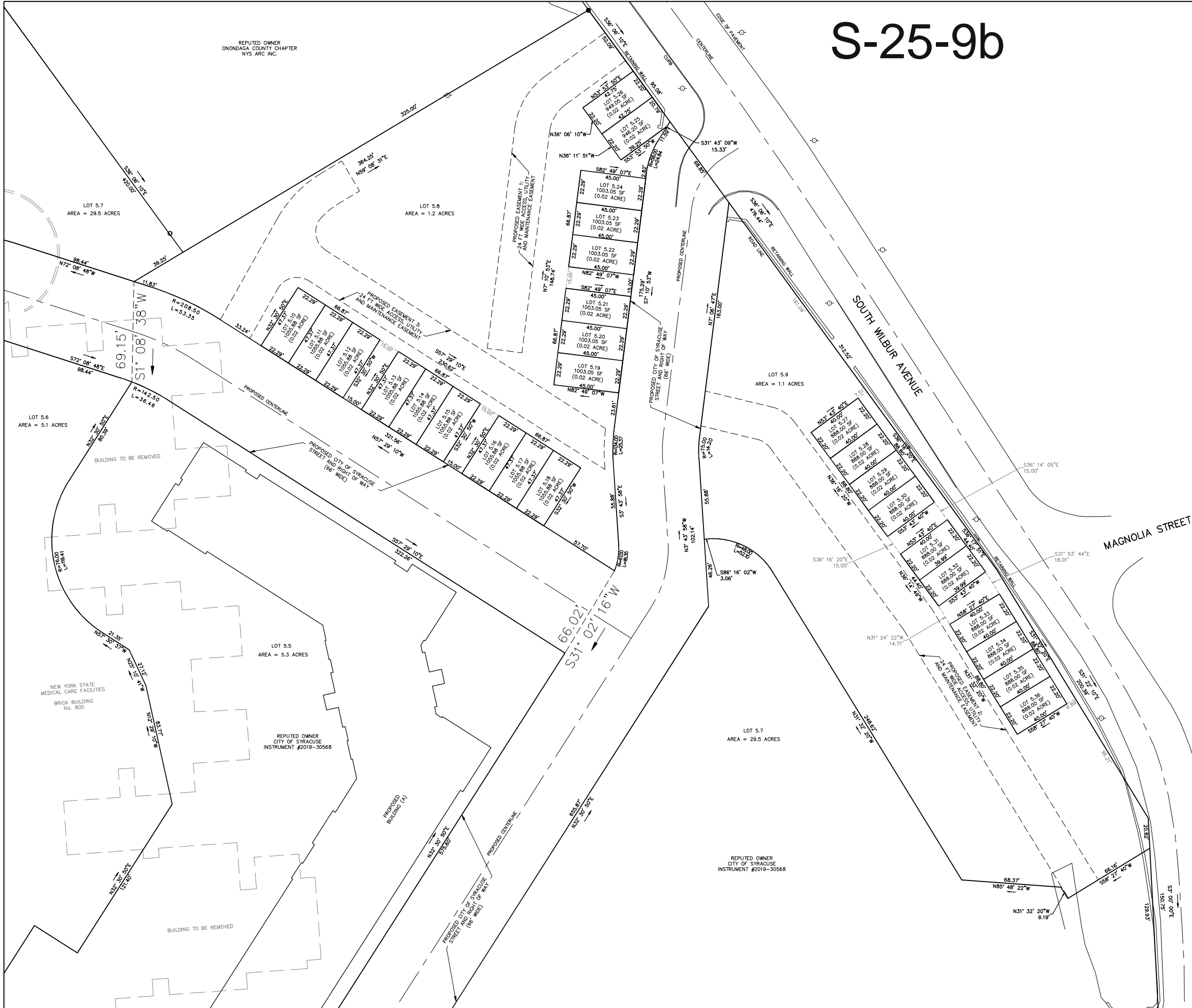
APPROVED FINANCE
DATE: _____ BY: _____

APPROVED ENGINEERING
DATE: _____ BY: _____

NOTE: VERTICAL DATUM - NAVD 1988
NAD83 NYSPCS CENTRAL ZONE
ALL MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED

SHEET 1 OF 2		COUNTY HEALTH DEPARTMENT	
SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.		PRELIMINARY PLAT PLAN 800 SOUTH WILBUR SUBDIVISION PHASE I	
THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-17-2023.		PART OF FARM LOTS 169, 172, 177, & 334 CITY OF SYRACUSE COUNTY OF ONONDAGA STATE OF NEW YORK	
PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212		PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE A SKANEATELES NEW YORK, 13152 315-488-5552 pjosurvey.com	
DATE: FEBRUARY 26, 2025		SCALE: 1" = 100 FEET PROJECT No. SY98.2-01-5.2 & 5.4	

S-25-9b



LEGEND

- CONCRETE MONUMENT FOUND \odot
- IRON PIPE FOUND \circ
- IRON ROD FOUND \bullet
- IRON ROD SET \cdot
- UTILITY POLE \ominus

APPROVED CITY PLANNING COMMISSION
DATE: _____ BY: _____

APPROVED ASSESSMENT
DATE: _____ BY: _____

APPROVED FINANCE
DATE: _____ BY: _____

APPROVED ENGINEERING
DATE: _____ BY: _____

NOTE: VERTICAL DATUM - NAVD 1988
NAD83 NYSPCS CENTRAL ZONE
ALL MEASUREMENTS IN US SURVEY FEET UNLESS OTHERWISE NOTED

COUNTY HEALTH DEPARTMENT	
PRELIMINARY PLAT PLAN 800 SOUTH WILBUR SUBDIVISION PHASE I	
PART OF FARM LOTS 169, 172, 177, & 334 COUNTY OF ONONDAGA	CITY OF SYRACUSE STATE OF NEW YORK
PAUL JAMES OLSZEWSKI, P.L.S., PLLC 1326 NEW SENECA TPKE, SUITE A SKANEATELES NEW YORK, 13152 315-488-5552 pjosurvey.com	

SHEET 2 OF 2

SURVEY SUBJECT TO ANY STATE OF FACTS AN ACCURATE AND UP TO DATE ABSTRACT OF TITLE WILL SHOW.

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS IS AN ACCURATE MAP OF AN ACTUAL SURVEY COMPLETED 02-17-2023.

PAUL J. OLSZEWSKI, P.L.S. LICENSE No. 50212

*UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP WITHOUT A LICENSED AND REGISTERED SURVEYOR'S SIGNATURE IS A VIOLATION OF SECTION 1709 OF THE SURVEYING AND MAPPING LAW. ANY VIOLATION IS A CLASS B Misdemeanor. THIS SURVEY MAP WAS MADE WITH AN ORIGINAL OF THE LAND SURVEYOR'S FIELD BOOK, OR HIS COMPUTER DATA, WHICH WAS CONSIDERED TO BE A VALID FIELD BOOK.

DATE: FEBRUARY 16, 2025 SCALE: 1" = 30 FEET PROJECT No. SY98.2-01-5.2 & 5.4

REPUTED OWNER
ONONDAGA COUNTY CHAPTER
NYS ARC INC.

REPUTED OWNER
CITY OF SYRACUSE
INSTRUMENT #2019-30568

REPUTED OWNER
CITY OF SYRACUSE
INSTRUMENT #2019-30568

NEW YORK STATE
MEDICAL CARE FACILITIES
BRICK BUILDING
No. 800

BUILDING TO BE REMOVED

PROPOSED BUILDING (A)

PROPOSED CITY OF SYRACUSE STREET AND RIGHT OF WAY (66' WIDE)

PROPOSED EASEMENT 3: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 1: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 2: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 2: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 3: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 1: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 2: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 3: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

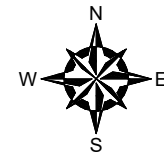
PROPOSED EASEMENT 1: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 2: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 3: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

PROPOSED EASEMENT 1: 24' FT WIDE ACCESS UTILITY AND MAINTENANCE EASEMENT

Z-25-75, S-25-7



**EDWARD REID
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2460 CEMETERY ROAD
FABIUS, NEW YORK 13063
315-569-4328



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EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW, UNAUTHORIZED ALTERATION IS PROHIBITED			

EDWARD K. REID, P.E.

**WINKELMAN CONSERVATION
SUBDIVISION
COUNTY LINE ROAD
TOWN OF SKANEATELES
STATE OF NEW YORK**

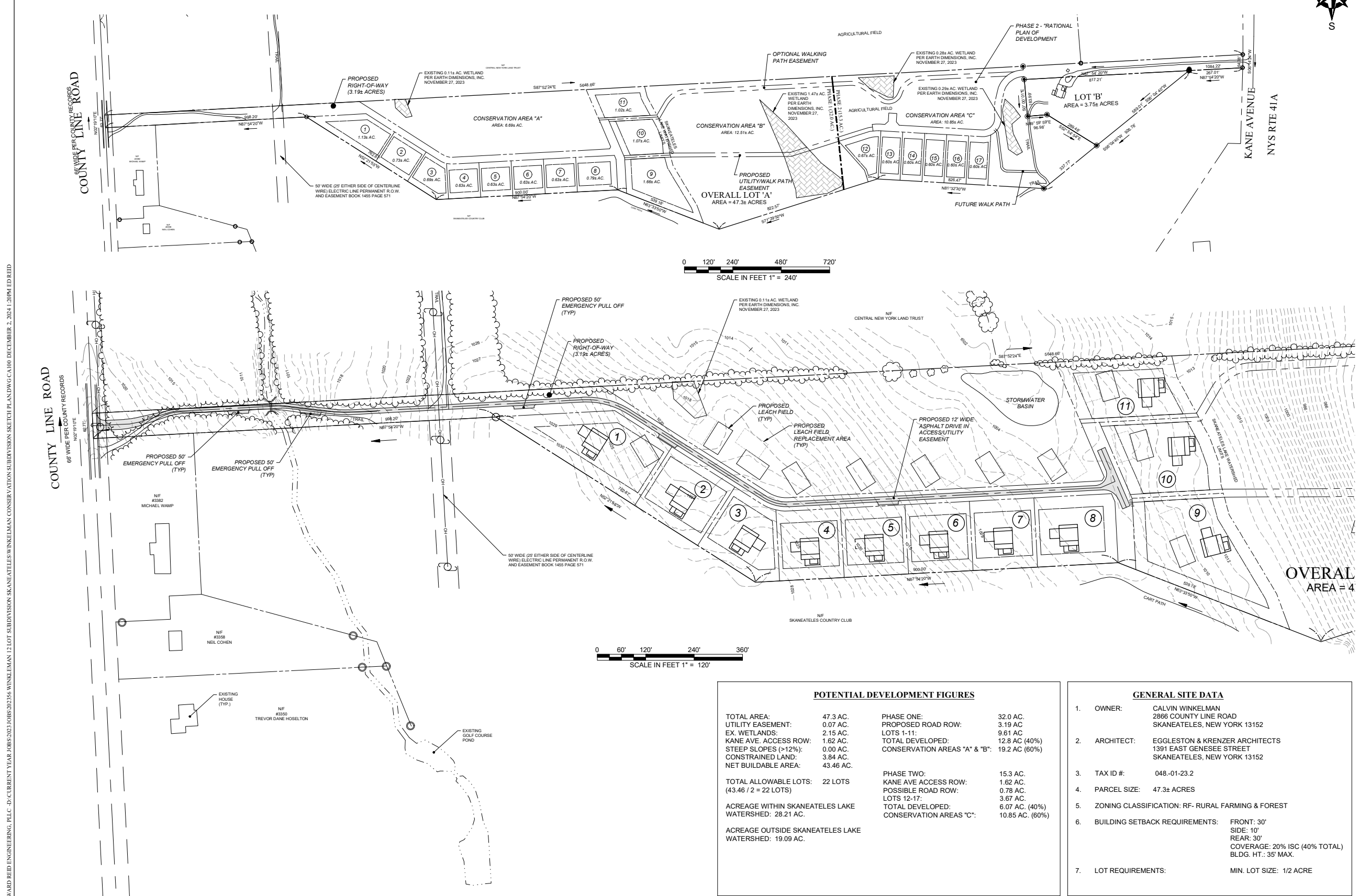
SKETCH PLAN

PREPARED FOR:
CALVIN WINKELMAN
2866 COUNTY LINE ROAD
SKANEATELES, NEW YORK

PROJ MGR: E.K.R.	REVIEWED BY:
DESIGNED BY: C.J.M.	DRAWN BY: E.K.R.
DATE: NOV. 26, 2024	SCALE: AS NOTED

PROJECT NO. 202356


REVISION NO.	DWG CA100 SHEET NO. 1 OF 1
--------------	---



POTENTIAL DEVELOPMENT FIGURES			
TOTAL AREA:	47.3 AC.	PHASE ONE:	32.0 AC.
UTILITY EASEMENT:	0.07 AC.	PROPOSED ROAD ROW:	3.19 AC.
EX. WETLANDS:	2.15 AC.	LOTS 1-11:	9.61 AC.
KANE AVE. ACCESS ROW:	1.62 AC.	TOTAL DEVELOPED:	12.8 AC. (40%)
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GENERAL SITE DATA	
1. OWNER:	CALVIN WINKELMAN 2866 COUNTY LINE ROAD SKANEATELES, NEW YORK 13152
2. ARCHITECT:	EGGLESTON & KRENZER ARCHITECTS 1391 EAST GENESEE STREET SKANEATELES, NEW YORK 13152
3. TAX ID #:	048-01-23.2
4. PARCEL SIZE:	47.3± ACRES
5. ZONING CLASSIFICATION:	RF- RURAL FARMING & FOREST
6. BUILDING SETBACK REQUIREMENTS:	FRONT: 30' SIDE: 10' REAR: 30' COVERAGE: 20% ISC (40% TOTAL) BLDG. HT.: 35' MAX.
7. LOT REQUIREMENTS:	MIN. LOT SIZE: 1/2 ACRE

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RECEPTACLE
CART RECEPTACLE

HIGHWAY OVERLAY

ZONE: HIGHWAY OVERLAY ZONE DISTRICT (TYPE B HIGHWAY)

BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA (1.75 TIMES AREA OF ZONING DISTRICT)	5.0 x 1.75 = 8.85 ACRES	19.99 ACRES	UNCHANGED
MIN LOT FRONTAGE (1.75 TIMES AREA OF ZONING DISTRICT)	N/A	±1,034'	UNCHANGED
MIN YARD SETBACKS			
FRONT YARD SETBACK (FROM ROAD CENTER LINE)	140'	±142'	±161'
PARKING SETBACK (FROM ROAD CENTER LINE)	70'	±72'	UNCHANGED
CORNER LOT (MIN. DEPTH)	250'	±77'	UNCHANGED
CORNER LOT (MIN. DRIVEWAY SEPARATION TO R.O.W.)	100'	±200'	UNCHANGED
CORNER LOT (MIN. DRIVEWAY INTERSECTION TRIANGLE AREA)	50' FROM EACH R.O.W. LINE (NO OBSTRUCTIONS)		±200'

ZONING TABLE

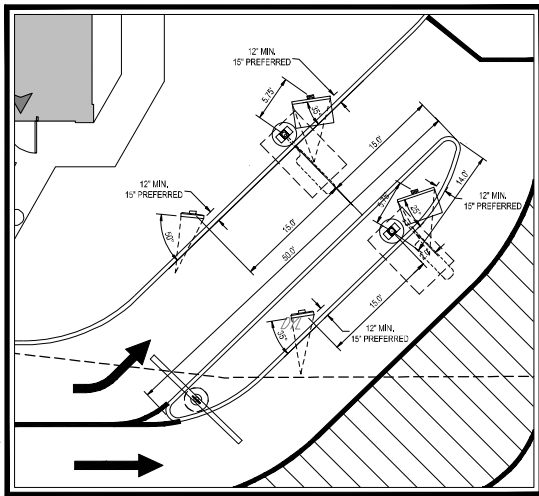
ZONE: RC-1 REGIONAL COMMERCIAL & LIGHT LIMITED USE GASOLINE SERVICE
 USE: RESTAURANT USE ALLOWED IN RC-1 DISTRICT, NOT APPROVED IN LC-1 DISTRICT
 BLOCK: 20 LOTS: 1-1

APPLICANT / OWNER INFORMATION

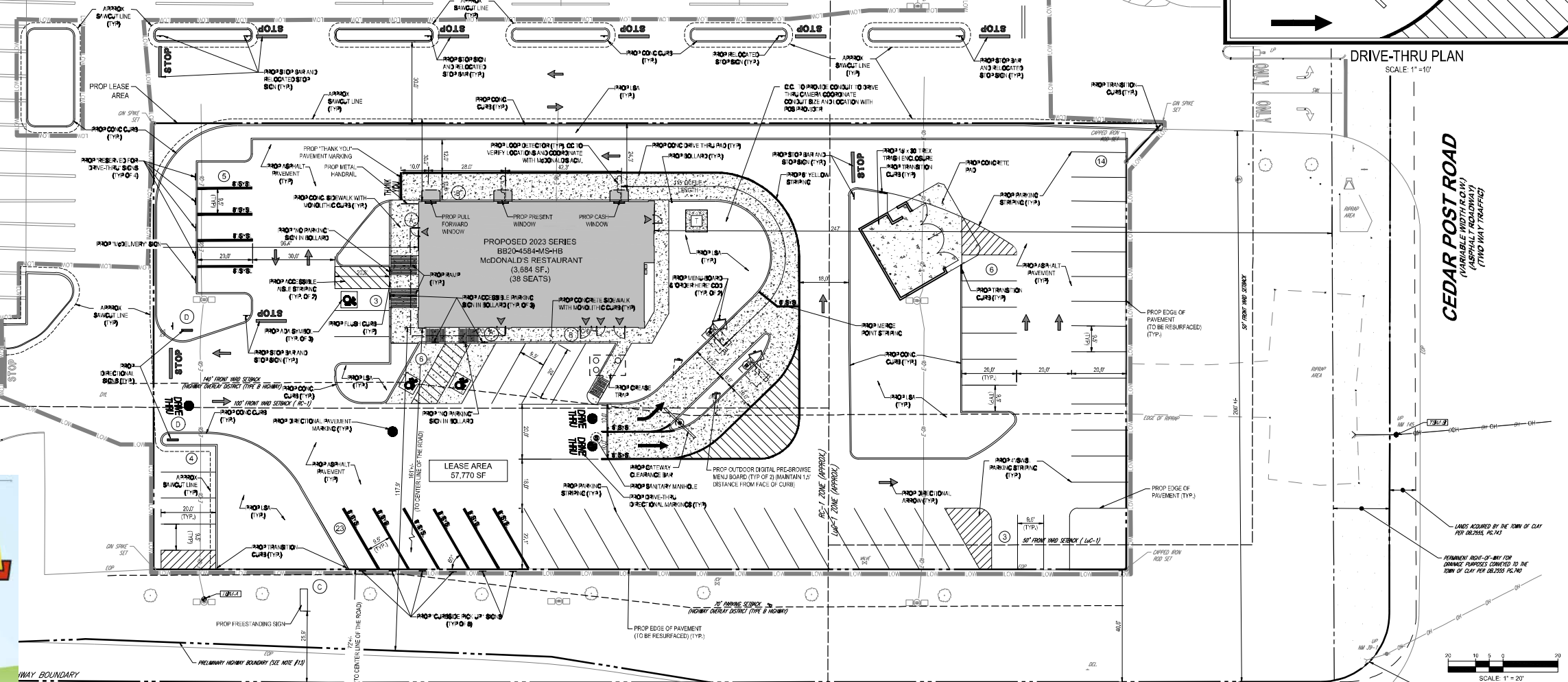
APPLICANT: MCDONALD'S CORPORATION
 110 NORTH CARPENTER STREET
 CHICAGO, IL 60607

PROPERTY OWNER: WEGMANS FOOD MARKETS, INC
 699 WEST TAFT ROAD
 CAT. NY 12688

BULK REQUIREMENTS				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	§ 230-16-C.4	5 ACRES	19.99 ACRES	UNCHANGED
MIN LOT WIDTH	§ 230-16-C.4	N/A	±1,034'	UNCHANGED
MIN YARD SETBACKS				
FRONT YARD	§ 230-16-C.4	100.0' FROM FRONT LOT LINE	±389'	±178.8'
SIDE YARD	§ 230-16-C.4	75.0' FROM SIDE LOT LINE	±97'	UNCHANGED
REAR YARD	§ 230-16-C.4	75.0' FROM REAR LOT LINE	±77'	UNCHANGED
MAX PERMITTED HEIGHT	§ 230-16-C.4	50.0'	±30'	UNCHANGED
MAX LOT COVERAGE	§ 230-16-C.4	75.0%	-	10,160 SF (DECREASE)
MIN LANDSCAPE STRIP	§ 230-16-C.4	30.0' FROM PROPERTY LINE	±0.0'	UNCHANGED



DRIVE-THRU PLAN
SCALE: 1" = 10'



PROPOSED 2023 SERIES
 MCDONALD'S RESTAURANT
 (3,684 SF., 38 SEATS)

LEASE AREA
 57,770 SF.

WEST TAFT ROAD
 (FORMERLY WINE STREET)
 (COUNTY ROUTE 31)
 (80' WIDE R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)

CEEDAR POST ROAD
 (VARIABLE WIDTH R.O.W.)
 (ASPHALT ROADWAY)
 (TWO WAY TRAFFIC)

PROPOSED SIGNAGE TABLE

SYMBOL	DESCRIPTION	QUANTITY	SQUARE FOOTAGE
A	WALLARCH	2 @ 4.9 SF	9.8 SF
B	WORDMARK	2 @ 16.6 SF	33.2 SF
C	FREESTANDING	1 @ 33.6 SF	33.6 SF
		5	92.6 SF

DIRCTIONAL SIGN CONSIDERED A MINOR SIGN (§209-22.2)

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN NUMBER OF STALLS	§ 230-21	92 SPACES	92 SPACES
RESTAURANT / ENTERTAINMENT SITE, REQUIRED: (FLEX SEATING - FAMILY DINING) = 25 / 1,000 SF			25 (3,684 SF / 1,000) = 92 SPACES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

17 COMPUTER DRIVE WEST
 ALBANY, NY 12205
 Phone: (518) 438-9900
 Fax: (518) 438-4900
 www.BohlerEngineering.com

PRELIMINARY

McDonald's

PLAN APPROVALS

DATE	SIGNATURE

PLAN SCALE: AS NOTED
 STREET ADDRESS: WEST TAFT ROAD

TOWN: CLAY STATE: NEW YORK

COUNTY: ONONDAGA

REGIONAL DWG. NO: LC #031-2898

PLAN DESCRIPTION: **SITE PLAN**

STATUS: DATE BY

DRAWN BY: 05/10/2024 SG

PLAN CHECKED: 05/10/2024 SW

AS-BUILT: XX/XX/XX XX

SHEET NO. **C-301**
OF 12

McDonald's

AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION

CHICAGO, ILLINOIS 60607

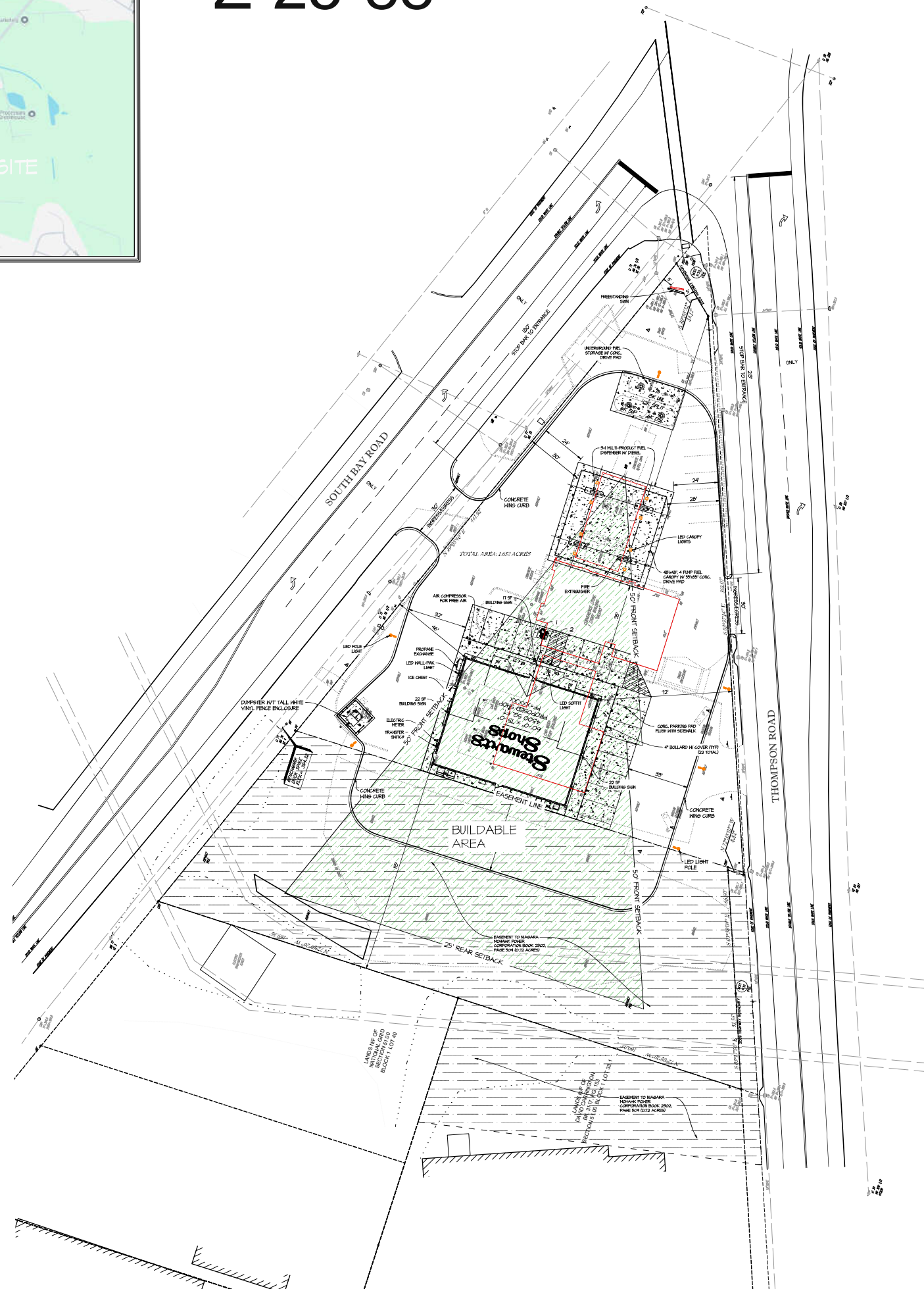
Z-25-88



SITE LOCATION MAP
SCALE: N.T.S.

LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	IR
OVERHEAD UTILITIES	---OWN---
WATER SERVICE, 1" TYPE "K" COPPER	W
SEWER SERVICE, 4" SDR 26	S
STORM PIPE, PROPOSED, HDPE	---
STORM PIPE, EXISTING	---
STOCKADE FENCE	---
CHAINLINK FENCE	---
SPLITRAIL FENCE	---
UG ELECTRICAL/TELE SERVICE	UE/UT
UG ELECTRICAL CONDUIT	UE
UG GAS LINE	G
UG CAMERAL CONDUIT	CAM
DIESEL PRODUCT LINE	DPL
SUPER PRODUCT LINE	SUP
UNLEADED PRODUCT LINE	UNL
EXISTING MAJOR CONTOUR	100
EXISTING MINOR CONTOUR	100
PROPOSED MAJOR CONTOUR	100
PROPOSED MINOR CONTOUR	100
PROPOSED SPOT ELEVATION	100.00
EXISTING UNCHANGED SPOT ELEVATION	100.00

NOTES:
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.
2. DARKER LINES INDICATE NEW WORK.
3. DOTTED LINES INDICATE REMOVED ITEMS.



- SIGN KEY:**
- ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
 - SIGN POST TO BE SECURED IN BOLLARD WITH SAND
 - SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.
- RESERVED PARKING
RT-8 12"x18"
RT-8A 12"x6"
6'-0" MOUNTING HEIGHT MIN.
SEE PLAN FOR LOCATION
 - NO PARKING ANY TIME
RT-1 12"x18"
6'-0" MOUNTING HEIGHT MIN.
SEE PLAN FOR LOCATION



TOWN OF CICERO

ONONDAGA COUNTY PARCELS #: 051-01-32.1 & 051-01-31.1
 ZONE: GENERAL COMMERCIAL (GC) & INDUSTRIAL DISTRICT (ID)
 USE: CONVENIENCE STORE WITH GASOLINE

	EXISTING	PROPOSED	REQUIRED	VARIANCE REQUEST
LOT AREA	71,944 SF (1.652 AC)	71,944 SF (1.652 AC)	-	-
FRONT BLDG SETBACK (W)	44 FT	46 FT	50 FT	4 FT
FRONT BLDG SETBACK (E)	25 FT	72 FT	50 FT	-
REAR BLDG SETBACK (S)	126 FT	115 FT	25 FT	-
CANOPY FRONT SETBACK (W)	40 FT	30 FT	50 FT	20 FT
CANOPY FRONT SETBACK (E)	34 FT	28 FT	50 FT	22 FT
CANOPY REAR SETBACK (S)	245 FT	243 FT	25 FT	-
SIGNS (BUILDING)	-	1 @ 11 SF	-	-
SIGN (FREE STANDING)	-	2 @ 22 SF	-	-
SIGN SETBACK	4 FT	5 FT	20 FT	15 FT
PARKING SPACES	11 SPACES	17 SPACES	-	-

EXISTING SITE USAGE DATA		PROPOSED SITE USAGE DATA	
GREENSPACE	17,119 SF (25%)	GREENSPACE	31,048 SF (43%)
BUILDING	5,554 SF (8%)	BUILDING	4,500 SF (6%)
PAVEMENT	28,941 SF (40%)	CONCRETE	1,214 SF (13%)
GRAVEL	16,508 SF (23%)	PAVEMENT	21,222 SF (36%)
CONCRETE	3,217 SF (4%)		



STORE NAME, ABBREVIATION & NO. **CICERO - CIC - 293**

SITE LOCATION **6190 SOUTH BAY ROAD - CICERO, NY 13039**

DATE	NO.	REVISIONS

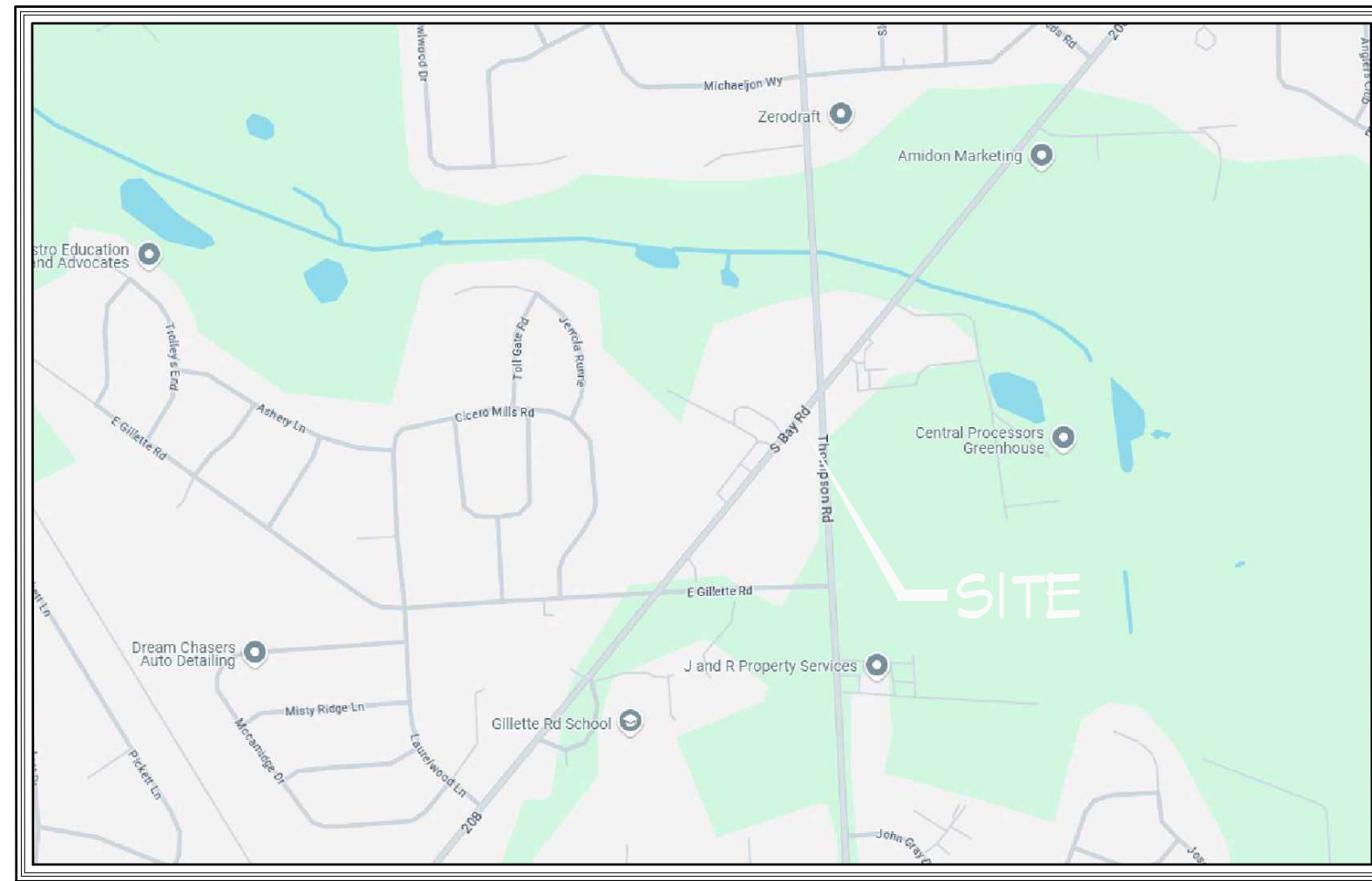
DRAWN BY: MA
 SCALE: 1" = 30'
 DATE: 1-2-2025

DRAWING NO. **6-2 - ZBA**

TITLE: **PROPOSED SITE PLAN - ZBA**

ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.

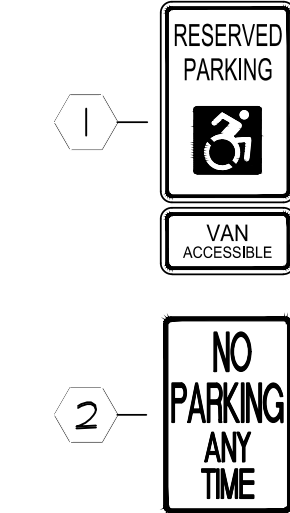
Z-25-88



SITE LOCATION MAP
SCALE: N.T.S.

SIGN KEY:

- 1) ALL SIGNS ARE TO CONFORM WITH N.Y.S.D.O.T. STANDARD SECTION 645.
- 2) SIGN POST TO BE SECURED IN BOLLARD WITH SAND
- 3) SIGNS SHALL BE MOUNTED TO GALVANIZED U CHANNEL POSTS IN THE LOCATIONS INDICATED ON THE PLAN.



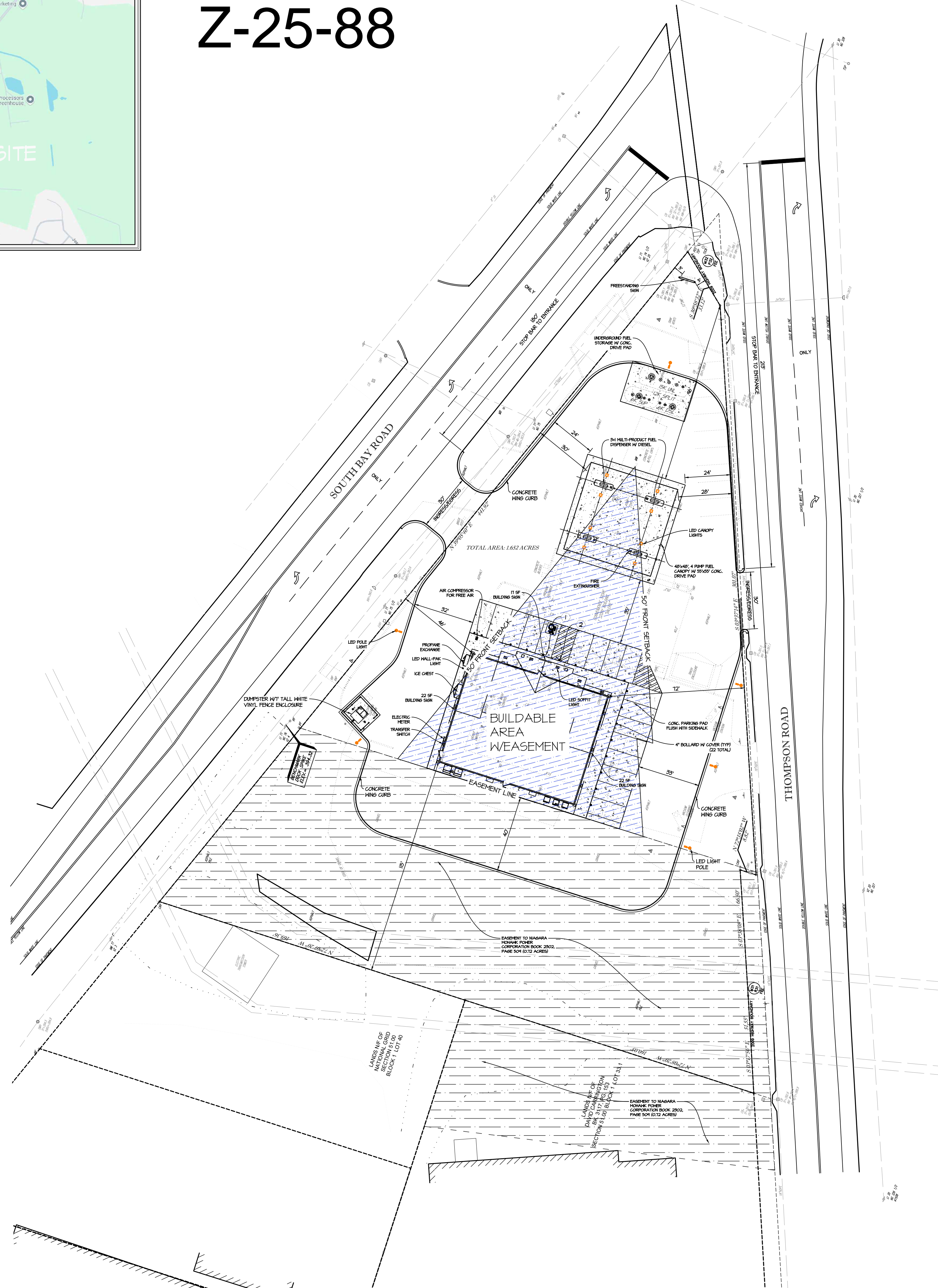
RESERVED PARKING
HANDICAP SIGN
RT-8 12"x18"
RT-8A 12"x18"
6'-0" MOUNTING HEIGHT MIN.
SEE PLAN FOR LOCATION

NO PARKING ANY TIME
NO PARKING SIGN
RT-1 12"x18"
6'-0" MOUNTING HEIGHT MIN.
SEE PLAN FOR LOCATION



LEGEND	
PROPERTY LINE	---
FIRE HYDRANT	
WATER VALVE	
GAS VALVE	
SEWER MANHOLE	
SEWER CLEANOUT	
CURB INLET	
CATCH BASIN	
GUY WIRE	
UTILITY POLE	
SIGNPOST	
TRAFFIC SIGNAL CONTROL BOX	
POLE LIGHT	
WELL	
BOLLARD	
IRRIGATION SLEEVE	
OVERHEAD UTILITIES	--- OHN ---
WATER SERVICE, 1" TYPE "K" COPPER	--- W ---
SEWER SERVICE, 4" SDR 26	--- S ---
STORM PIPE, PROPOSED, HDPE	--- STP ---
STORM PIPE, EXISTING	--- STP ---
STOCKADE FENCE	--- SF ---
CHAINLINK FENCE	--- CL ---
SPLITRAIL FENCE	--- SL ---
U/G ELECTRICAL/TELE SERVICE	--- UE/UT ---
U/G ELECTRICAL CONDUIT	--- UE ---
U/G GAS LINE	--- G ---
U/G CAMERAL CONDUIT	--- CAM ---
DIESEL PRODUCT LINE	--- DSL ---
SUPER PRODUCT LINE	--- SUP ---
UNLEADED PRODUCT LINE	--- UNL ---
EXISTING MAJOR CONTOUR	--- 100 ---
EXISTING MINOR CONTOUR	--- 100 ---
PROPOSED MAJOR CONTOUR	--- 100 ---
PROPOSED MINOR CONTOUR	--- 100 ---
PROPOSED SPOT ELEVATION	
EXISTING UNCHANGED SPOT ELEVATION	

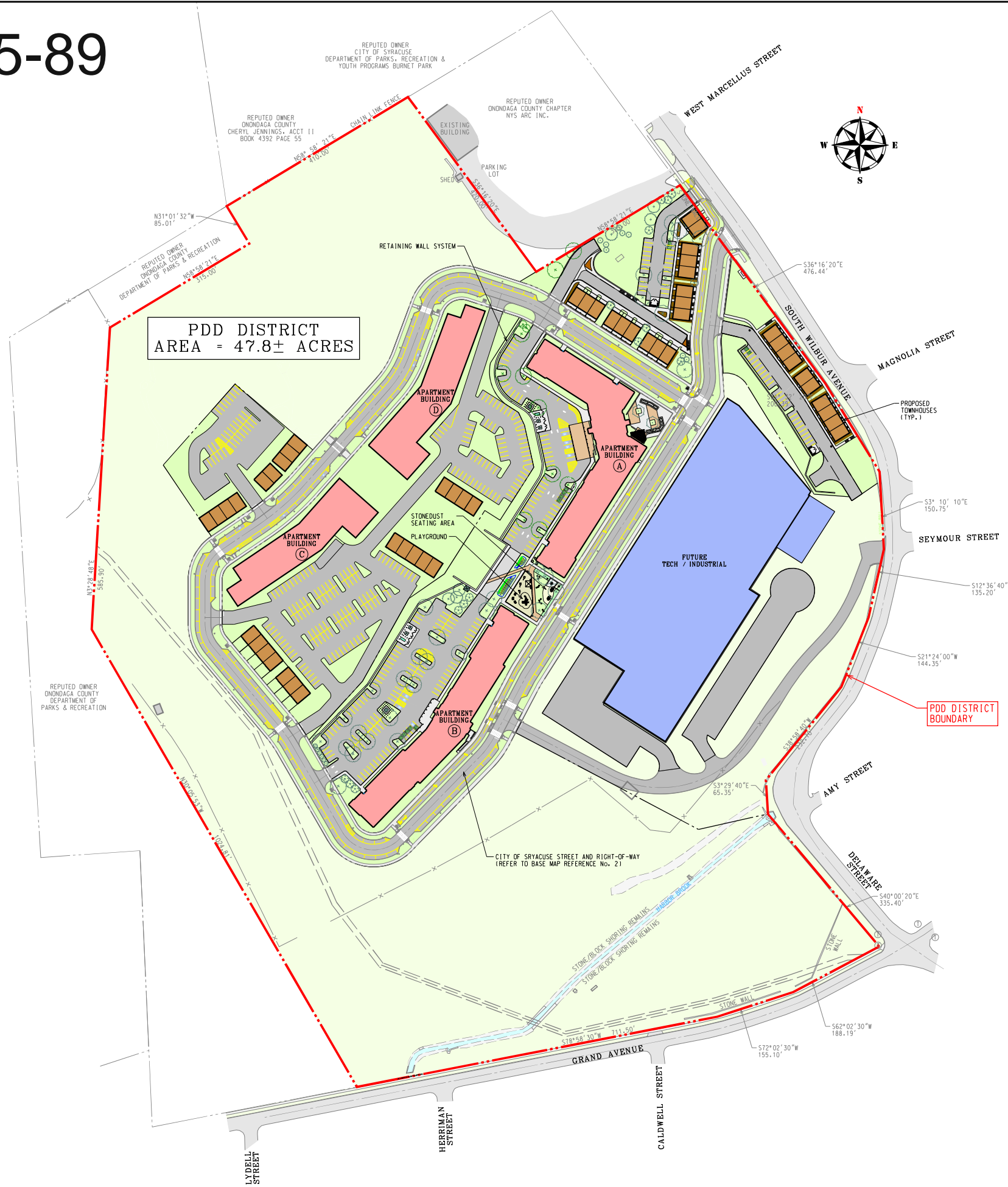
NOTES:
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.
2. DARKER LINES INDICATE NEW WORK.
3. DOTTED LINES INDICATE REMOVED ITEMS.



TOWN OF CICERO				
ONONDAGA COUNTY PARCELS #: 051-01-32.1 & 051-01-31.1				
ZONE: GENERAL COMMERCIAL (GC) & INDUSTRIAL DISTRICT (ID)				
USE: CONVENIENCE STORE WITH GASOLINE				
	EXISTING	PROPOSED	REQUIRED	VARIANCE REQUEST
LOT AREA	71,944 SF (1.652 AC)	71,944 SF (1.652 AC)	-	-
FRONT BLDG SETBACK (W)	44 FT	46 FT	50 FT	4 FT
FRONT BLDG SETBACK (E)	25 FT	72 FT	50 FT	-
REAR BLDG SETBACK (S)	126 FT	115 FT	25 FT	-
CANOPY FRONT SETBACK (W)	40 FT	30 FT	50 FT	20 FT
CANOPY FRONT SETBACK (E)	34 FT	28 FT	50 FT	22 FT
CANOPY REAR SETBACK (S)	245 FT	243 FT	25 FT	-
SIGNS (BUILDING)	-	1 @ 17 SF	-	-
SIGN (FREE STANDING)	-	2 @ 22 SF	-	-
SIGN (FREE STANDING)	-	63 SF	-	-
SIGN SETBACK	4 FT	5 FT	20 FT	15 FT
PARKING SPACES	11 SPACES	17 SPACES	-	-
EXISTING SITE USAGE DATA		PROPOSED SITE USAGE DATA		
GREENSPACE	17,119 SF (25%)	GREENSPACE	31,048 SF (43%)	
BUILDING	5,554 SF (8%)	BUILDING	4,500 SF (6%)	
PAVEMENT	28,941 SF (40%)	CONCRETE	9,214 SF (13%)	
GRAVEL	16,508 SF (23%)	PAVEMENT	27,122 SF (38%)	
CONCRETE	3,211 SF (4%)			

	STORE NAME, ABBREVIATION & NO.	CICERO - CIC - 293	
	SITE LOCATION	6190 SOUTH BAY ROAD - CICERO, NY 13039	
	DATE	NO.	REVISIONS
	DRAWN BY: MA SCALE: 1" = 30' DATE: 1-2-2025 DRAWING NO.: 5-2 - ZBA[2]		
ALTERATIONS TO THIS DOCUMENT BY OTHER THAN AN AUTHORIZED LICENSED PROFESSIONAL ENGINEER IS ILLEGAL AND A VIOLATION OF THE NEW YORK STATE EDUCATION LAW		TITLE: PROPOSED SITE PLAN - ZBA[2]	

Z-25-89



PDD DISTRICT
AREA = 47.8± ACRES

KEY

- EXISTING**
- PROPERTY LINE
 - - - R.O.W. --- RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - JOHN SMITH R/O REPUTED OWNER
 - 395 --- TOPOGRAPHIC CONTOUR
 - x --- FENCE LINE
- PROPOSED**
- PDD DISTRICT BOUNDARY
 - PROPERTY LINE
 - - - R.O.W. --- RIGHT-OF-WAY LINE

PROPOSED BUILDING KEY

- TECH / INDUSTRIAL
- APARTMENTS
- TOWNHOUSES

PROPOSED BUILDING PHASES

BUILDING ID	UNIT COUNT	CONSTRUCTION PHASE
BUILDING A	133	1
BUILDING B	128	1
BUILDING C	100	3
BUILDING D	100	2
TOWNHOUSES	50 - 60	1 - 3

OVERALL MASTER PLAN



BASE MAP REFERENCES:

1. "SYRACUSE DEVELOPMENTAL CENTER - 802 WILBUR AVENUE SOUTH & 800 WILBUR AVENUE SOUTH - REAR" AS PREPARED BY PAUL JAMES OLSZEWSKI, P.L.L.C., PLLC; PROJECT No. SY98-2-01-5-2 & 5.4; DATED MARCH 6, 2023.
2. "FORMER SYRACUSE DEVELOPMENTAL CENTER PHASE 2 - SITE DEVELOPMENT" DRAWING PACKAGE AS PREPARED BY CAS ENGINEERS, INC.; PROJECT No. 119.431.012; DATED AUGUST 24, 2024.
3. "SITE DEMOLITION PLAN" AS PREPARED BY CAS ENGINEERS, INC.; PROJECT No. 119.431.012; SHEET No. CD-100; DATED JULY 3, 2024.
4. "PHASE 1 SCHEMATIC DESIGN - PROGRESS SITE PLAN" AS PREPARED BY SWBR; SHEET No. Z-XX1; DATED 08-23-24.
5. "LAYOUT AND MATERIALS PLANS" AS PREPARED BY SWBR; PROJECT NUMBER: 22203.10; DRAWING NUMBERS: L-102 - L-105; DATED JANUARY 20, 2025.

Engineering Associates, PC

TPK

19 Geneva Street, Camillus, New York 13031 | PH: (315) 672-8726 | FX: (315) 672-8732
www.tpkengineering.com

Civil • Marine • Site Development • Geotechnical • Structural • Environmental • Industrial • Lighting

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

MEETINGS ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 1709 SUBSECTION 1 OF THE NEW YORK STATE EDUCATION LAW.

PROJECT: **SOUTH WILBUR PHASE I - SYRACUSE**

CLIENT: **ALBANESE ORGANIZATION, INC.**

LOCATION: **800 S. WILBUR AVE., CITY OF SYRACUSE, ONONDAGA COUNTY, NEW YORK**

DRAWING TITLE:

OVERALL MASTER PLAN

PROJECT No.: **2022079**

SCALE: **1" = 100'**

DATE: **02-26-25**

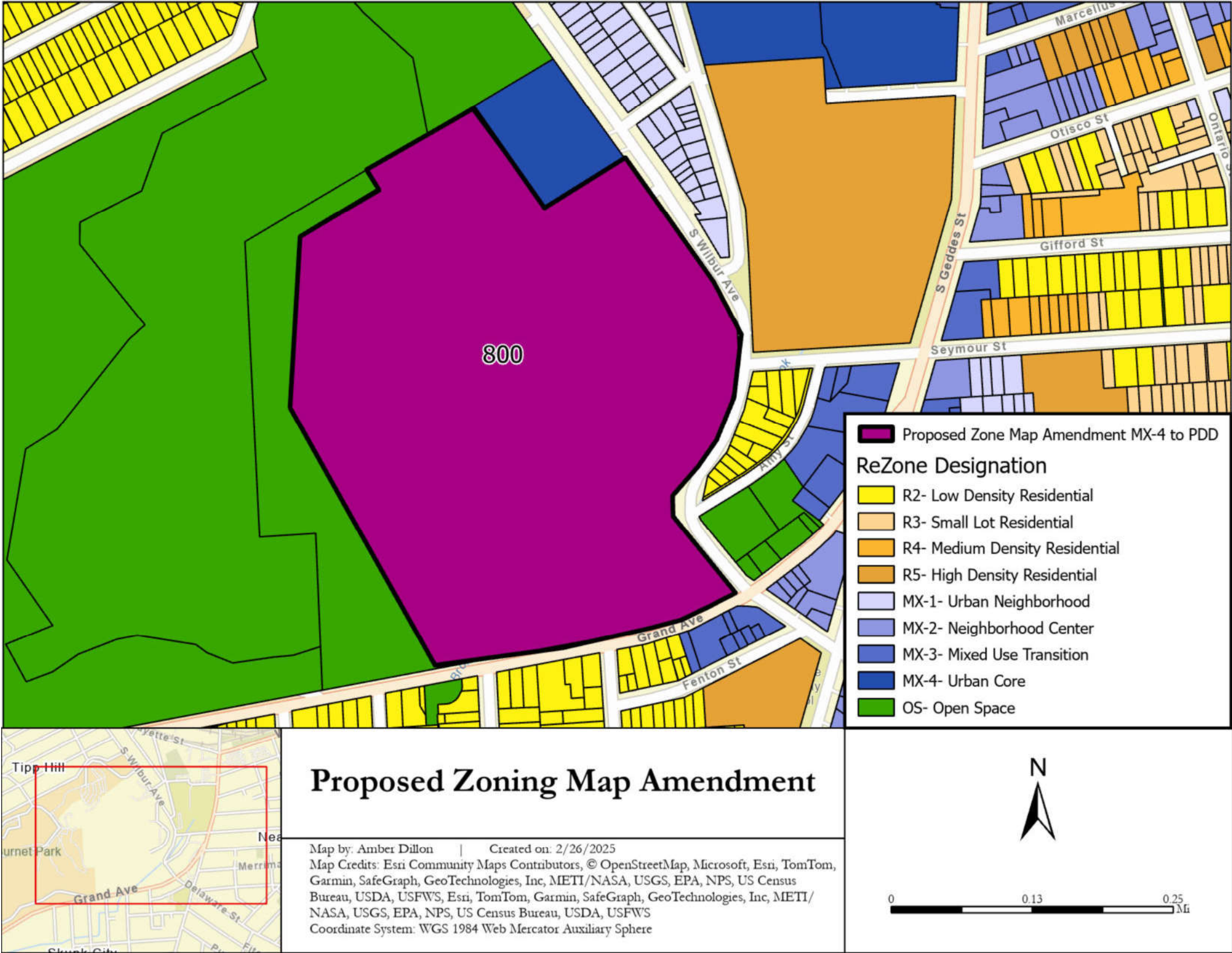
ENG'D BY: **SKD**

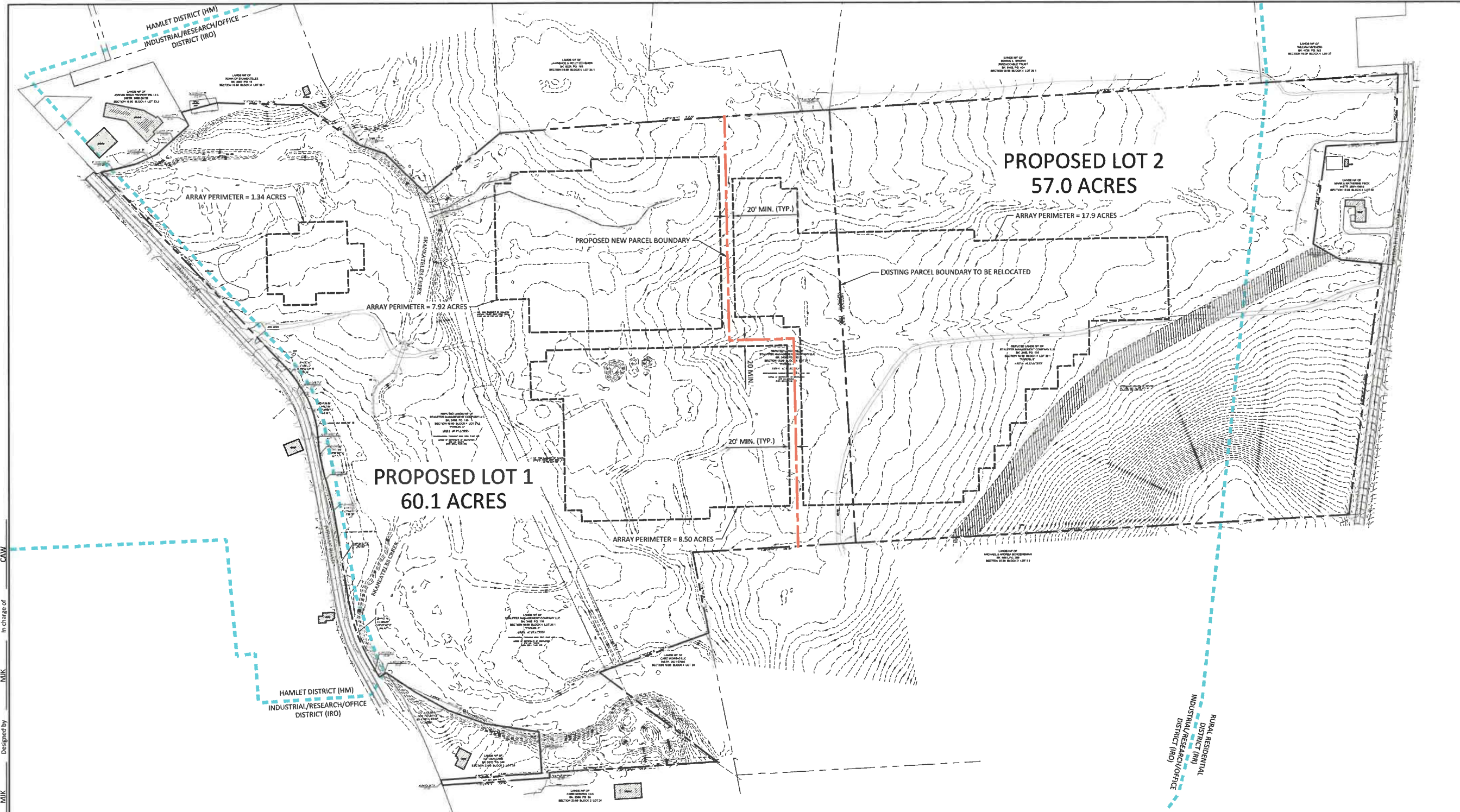
DRAWN BY: **DKC**

CHECKED BY: **JED**

SHEET No.:

PDD-2





IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 § 87(2)(b) SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DESCRIPTION

REVISIONS

SUNN LLC
 JORDAN ROAD SOLAR ENERGY SYSTEM
LOT LINE ADJUSTMENT PLAN
 ONONDAGA COUNTY, NEW YORK

B&L
 443 Electronics Parkway
 Liverpool, NY
 13088
Barton & Loguidice, D.P.C.



Date: MARCH 2025
 Scale: AS SHOWN
 Sheet Number: C004
 Project Number: 2271.010.001

LOT LINE ADJUSTMENT LEGEND

	EXISTING SUBJECT PARCEL BOUNDARY
	EXISTING NON-PARTICIPATING PARCEL BOUNDARY
	PROPOSED PARCEL BOUNDARY
	APPROXIMATE ZONING BOUNDARY

PROPOSED LOT 1

REGULATION	ZONING REQUIREMENT (IRO DISTRICT)	SOLAR LAW REQUIREMENT (OFF-SITE / COMMUNITY - GROUND MOUNT)	PROPOSED
LOT SIZE MINIMUM	2 ACRES	10 ACRES	60.1 ACRES
LOT FRONTAGE MINIMUM	300 FT	N/A	1,871 FT
FRONT YARD MINIMUM	60 FT	100 FT	100 FT
SIDE YARD MINIMUM	50 FT	100 FT	100 FT
REAR YARD MINIMUM	100 FT	100 FT	20 FT
% LOT AREA, MAX.	N/A	25%	30%
LOT COVERAGE, MAX.	50%	N/A	13%
IMPERMEABLE SURFACE COVERAGE MAX.	40%	EXEMPT	2%
PARKING LOCATION	BESIDE OR BEHIND	N/A	N/A
BUILDING FOOTPRINT MAXIMUM	300,000 SQFT	N/A	N/A
BUILDING HEIGHT MAXIMUM	35 FT	15 FT	15 FT

PROPOSED LOT 2

REGULATION	ZONING REQUIREMENT (IRO DISTRICT UNLESS OTHERWISE SPECIFIED)	SOLAR LAW REQUIREMENT (OFF-SITE / COMMUNITY - GROUND MOUNT)	PROPOSED
LOT SIZE MINIMUM	2 ACRES	10 ACRES	57.0 ACRES
LOT FRONTAGE MINIMUM	200 FT (RR)	N/A	781 FT
FRONT YARD MINIMUM	60 FT (RR)	100 FT	310 FT
SIDE YARD MINIMUM	60 FT (RR)	100 FT	115 FT
REAR YARD MINIMUM	100 FT	100 FT	20 FT
% LOT AREA, MAX.	N/A	25%	31%
LOT COVERAGE, MAX.	50%	N/A	12%
IMPERMEABLE SURFACE COVERAGE MAX.	40%	EXEMPT	1%
PARKING LOCATION	BESIDE OR BEHIND	N/A	N/A
BUILDING FOOTPRINT MAXIMUM	300,000 SQFT	N/A	N/A
BUILDING HEIGHT MAXIMUM	35 FT	15 FT	15 FT

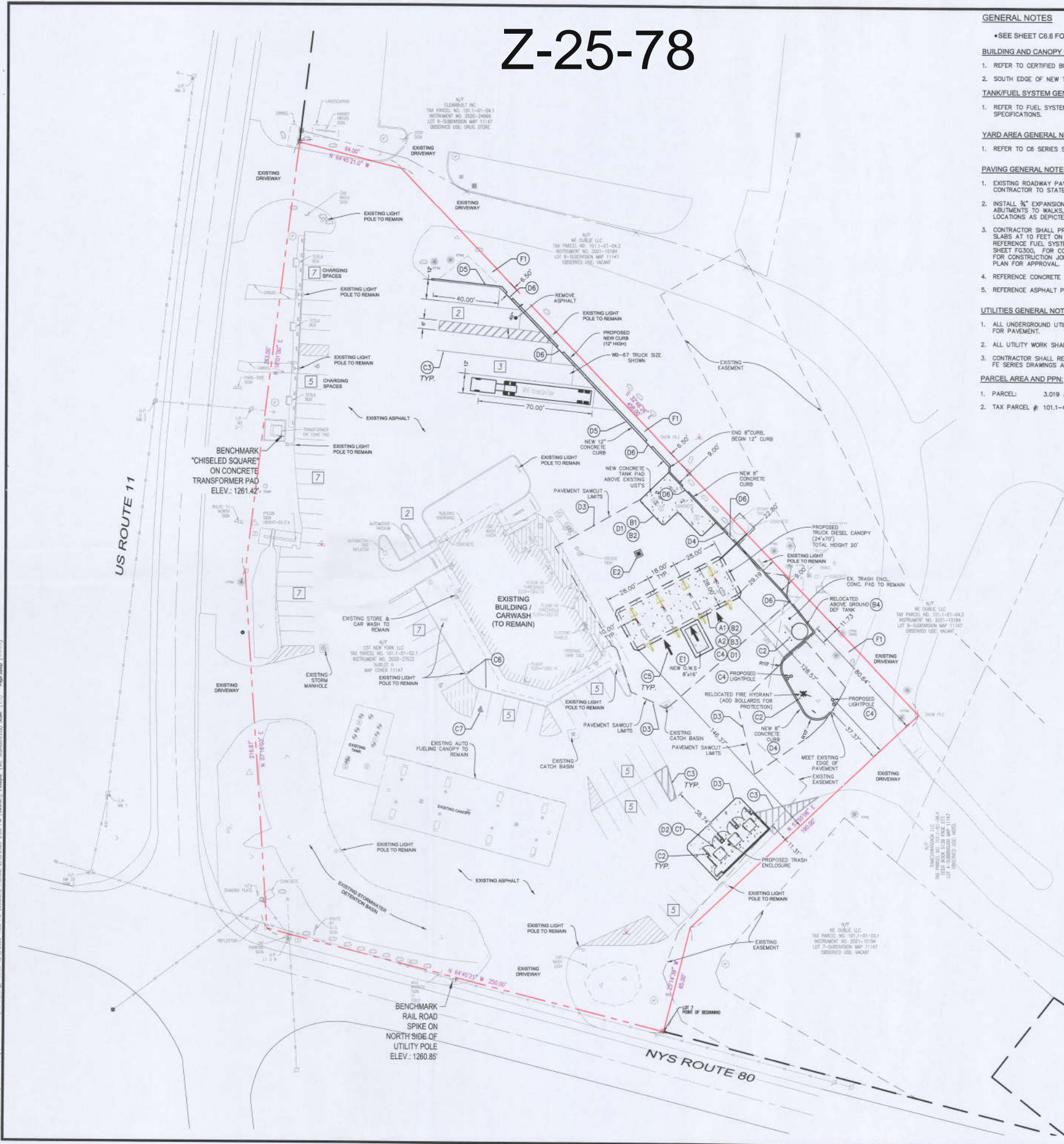
- NOTES:**
- ARRAY PERIMETER IS MEASURED IN ACCORDANCE WITH THE REQUIREMENTS OF §148-5-8.6.3, "THE BASIS OF SOLAR ARRAY COVERAGE IS THE AREA CONTAINED WITHIN THE ARRAY PERIMETER AND SHALL BE MEASURED IN SQUARE FEET AND AS A PERCENTAGE OF THE TOTAL LOT AREA".
 - ZONING REQUIREMENTS ARE PROVIDED FOR REFERENCE ONLY. OFF-SITE / COMMUNITY GROUND MOUNT SOLAR LAW REQUIREMENTS GOVERN. FOUR VARIANCES SOUGHT AS SHOWN IN BOLD.

REVIEW ONLY NOT FOR CONSTRUCTION



Printed: Feb 27, 2025 - 3:17PM
 i:\Projects\2271.010.001\2271.010.001_C004_Ex_Conditions & Demo.dwg
 Drawn by: RAC/ML
 Designed by: MIK
 In charge of: CAW

Z-25-78



GENERAL NOTES

- SEE SHEET C6.6 FOR GENERAL SITE CONSTRUCTION NOTES

BUILDING AND CANOPY GENERAL NOTES:

- REFER TO CERTIFIED BUILDING AND CANOPY DRAWINGS FOR DETAILS AND SPECIFICATIONS.
- SOUTH EDGE OF NEW TRUCK CANOPY HAS A BEARING OF N 61°35'32" E.

TANK/FUEL SYSTEM GENERAL NOTES:

- REFER TO FUEL SYSTEM DRAWINGS (FE AND FG SERIES SHEETS) FOR DETAILS AND SPECIFICATIONS.

YARD AREA GENERAL NOTES:

- REFER TO C6 SERIES SHEETS FOR YARD AREA DETAILS AND SPECIFICATIONS.

PAVING GENERAL NOTES:

- EXISTING ROADWAY PAVEMENT DISTURBED BY CONSTRUCTION WORK SHALL BE REPAIRED BY CONTRACTOR TO STATE AND LOCAL STANDARDS.
- INSTALL 3/4" EXPANSION JOINT MATERIAL AT ALL CONCRETE CURB AND CONCRETE SLAB ABUTMENTS TO WALKS, PLATFORMS, WALLS AND OTHER CONCRETE SLABS, AND OTHER LOCATIONS AS DEPICTED ON PLAN.
- CONTRACTOR SHALL PROVIDE CONSTRUCTION AND CRACK CONTROL JOINTS IN CONCRETE SLABS AT 10 FEET ON CENTER EACH WAY AND OTHER LOCATIONS AS DEPICTED ON PLANS. REFERENCE FUEL SYSTEM DRAWING, FUEL PIPING & CANOPY/DISPENSER LAYOUT PLAN, SHEET FG300, FOR CONTROL JOINT LOCATIONS. REFERENCE DETAILS ON SHEET FG304 FOR CONSTRUCTION JOINT AND SAWCUT DETAILS. CONTRACTOR TO SUBMIT JOINT LAYOUT PLAN FOR APPROVAL.
- REFERENCE CONCRETE PAVING SECTION, SEE SHEET C6.0, DETAIL 2.
- REFERENCE ASPHALT PAVING SECTION, SEE SHEET C6.0, DETAIL 8.

UTILITIES GENERAL NOTES:

- ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
- ALL UTILITY WORK SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.
- CONTRACTOR SHALL REVIEW THE FUEL SYSTEM PIPING AND CONDUIT LOCATIONS ON FG AND FE SERIES DRAWINGS AND AVOID INTERFERENCE WITH OTHER UNDERGROUND SITE UTILITIES.

PARCEL AREA AND PPN:

- PARCEL: 3.019 AC.
- TAX PARCEL #: 101.1-01-02.1

SITE PLAN ITEMIZED NOTES

A. BUILDING AND CANOPY ITEMIZED NOTES:

- CONSTRUCT NEW 70' X 24' CANOPY PER CANOPY CONSTRUCTION PLANS.
- THE LIGHTING ON THE UNDERSIDE OF THE CANOPY MUST BE FLUSH MOUNTED.

B. TANK/FUEL SYSTEM ITEMIZED NOTES:

- INSTALL NEW TANK Sumps, EQUIPMENT, PIPING AND CONCRETE TANK PAD ON EXISTING TANKS SEE TANK AND FUEL SYSTEM DRAWINGS (FE AND FG SERIES SHEETS) FOR DETAILS. (BY FUEL CONTRACTOR)
- THE FOLLOWING CONCRETE WORK TO BE CONSTRUCTED BY THE FUEL CONTRACTOR:
 - CONCRETE PAD UNDER CANOPY
 - CONCRETE PAD ABOVE UNDERGROUND FUEL STORAGE TANKS
- INSTALL DISPENSER ISLANDS, BOLLARDS, (4) HIGH SPEED DIESEL DISPENSERS, E-STOP AND ALL ASSOCIATED PIPING PER FUEL SYSTEM DRAWINGS. (BY FUEL CONTRACTOR).
- RELOCATE EXISTING DIESEL EXHAUST FLUID (DEF) TANK.

C. YARD AREA ITEMIZED NOTES:

- CONSTRUCT TRASH ENCLOSURE. SEE SHEET C6.5.
- INSTALL 4" DIAMETER BOLLARD POST. SEE SHEET C6.1, DETAIL 4.
- PAINT 4" WIDE STRIPES FOR PARKING SPACES, ADA WALK WAYS AND "NO PARKING" AREAS. SEE SHEET C6.1, DETAIL 8. FOR ALL TRANSVERSE STRIPING, SPACE THE WHITE LINES AT 24" O.C.
- CONSTRUCT ALL SITE LIGHTING PER SITE PHOTOMETRIC PLAN PREPARED BY RED LEONARD.
- PAINT DIRECTIONAL TRAFFIC ARROWS, LANE DIVIDERS, STOPBAR STRIPING AND "STOP" PAVEMENT MARKING. ALL STRIPING AND MARKINGS ARE TO BE WHITE. FOR ARROW MARKINGS, USE 2012 ODOT/CTC FIG. 3B-24 AS A GUIDE. SEE DETAIL 10, SHEET C6.3 FOR PAVEMENT ARROW DETAIL.
- INSTALL ACCESSIBILITY SIGNAGE ON BOLLARD. SEE SHEET C6.1, DETAIL 8.
- PAINT ADA HANDICAP SYMBOL PER SHEET C6.1, DETAIL 5.

D. PAVING ITEMIZED NOTES:

- CANOPY APRON TO BE 8" THICK HEAVY DUTY CONCRETE PAVEMENT AND TANK APRON TO BE 8" THICK CONCRETE WITH MAT REINFORCEMENT. SEE FUEL SYSTEM DRAWINGS.
- INSTALL DUMPSTER PAD PER CONCRETE PAVING SECTION FOR TRUCK AREAS. SEE SHEET C6.0, DETAIL 2.
- INSTALL HEAVY DUTY (8") ASPHALT PAVEMENT IN PROPOSED WORK AREA. SEE SHEET C6.0, DETAIL 2.
- INSTALL 8" CONCRETE CURB. SEE SHEET C6.1, DETAIL 2.
- INSTALL 12" CONCRETE CURB. SEE SHEET C6.1, DETAIL 1.
- CONSTRUCT A 5' WIDE CURB OPENING. SEE SHEET C6.1, DETAIL 6.

E. UTILITIES ITEMIZED NOTES:

- INSTALL OIL WATER SEPARATOR. SEE SHEET C6.4.
- INSTALL MYSOFT DRAINAGE STRUCTURE TYPE A PER DETAIL 1, SHEET C6.2. PROVIDE A HEAVY DUTY "BICYCLE FRIENDLY" GRATE.

F. LANDSCAPING ITEMIZED NOTES:

- INSTALL LANDSCAPING OR SEED.

EXISTING AREA SUMMARY (EXCLUDES RIGHT OF WAY AREA):

PARCEL 1 - 3.019 AC.

BUILDING	- 0.133 AC.
AUTO CANOPY	- 0.104 AC.
TRUCK CANOPY	- 0.019 AC.
PAVEMENT/WALKS	- 2.168 AC.
GRASS	- 0.599 AC.

LOT COVERAGE (BUILDING/CANOPY) = 9.9% = 0.48%

LOT COVERAGE (IMPERVIOUS AREA) = 9.9% = 0.2%

PROPOSED AREA SUMMARY (EXCLUDES RIGHT OF WAY AREA):

PARCEL 1 - 3.019 AC.

BUILDING	- 0.133 AC.
AUTO CANOPY	- 0.104 AC.
TRUCK CANOPY	- 0.039 AC.
PAVEMENT/WALKS	- 2.161 AC.
GRASS	- 0.582 AC.

LOT COVERAGE (BUILDING/CANOPY) = 9.9% = 9.14%

LOT COVERAGE (IMPERVIOUS AREA) = 9.9% = 80.7%

ADA COMPLIANCE NOTE

IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 AND THE ADA AMENDMENTS ACT OF 2008, ALL RAMP, CURB RAMP, AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE TO THE DOJ 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (2010 STANDARDS), INCLUDING ALL SUPPLEMENTS.

SLOPE CONSTRAINTS:

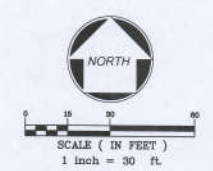
- ACCESSIBLE PARKING SPACE AND AISLE-1:48 (2.08%)
- ACCESSIBLE ROUTE - RUNNING SLOPE NOT TO EXCEED 1:20 (5.0%)
- CROSS SLOPE - NOT TO EXCEED 1:48 (2.08%)
- CURB RAMP AND RAMP - RUNNING SLOPE NOT TO EXCEED 1:12 (8.33%)
- CURB RAMP FLARED SIDES - NOT TO EXCEED 1:10 (10.0%)

TOTAL AUTO PARKING SPACES

57 @ 9.5'x18' (AUTO PARKING)
 + 3 ADA PARKING SPOT
 + 16 AUTO FUELING POSITIONS
76 TOTAL PARKING + FUELING POSITIONS

TOTAL TRUCK PARKING SPACES (PROVIDED)

3 @ 12'x70' (TRUCK PARKING)
 2 @ 12'x40' (BOBTAIL PARKING)
 + 3 TRUCK FUELING POSITIONS
8 TOTAL TRUCK PARKING + FUELING POSITIONS



BENCHMARKS

ELEVATIONS ARE PER NYSNET NYS SPATIAL REFERENCE NETWORK NAVD 88

BENCHMARKS:

BW #1 RAIL ROAD SPIKE ON NORTH FACE OF UTILITY POLE
ELEVATION: 1260.85'

BW #2 CHISELED SQUARE ON CONCRETE TRANSFORMER PAD
ELEVATION: 1261.42'

LEGEND

	PROPERTY LINES		CONCRETE PER DETAILS
	RIGHT OF WAY LINES		PROPOSED CONCRETE WALK
			DESIGNATES # OF PARKING SPACES PER ROW

CIRCLE K

CIRCLE K GREAT LAKE REGION
 935 E. TALLMADGE AVE.
 AKRON, OH 44130
 (330) 630-6300

Wellert
 ENGINEERS - SURVEYORS
 5130 Beach Road - Medina, Ohio 44028
 T. 330.229.2699

NO.	DATE	REVISION DESCRIPTION
A	02/23/2025	ISSUED FOR SITE PLAN APPROVAL

STATE OF NEW YORK
 ROBERT W. WELLET
 104880
 LICENSED PROFESSIONAL ENGINEER

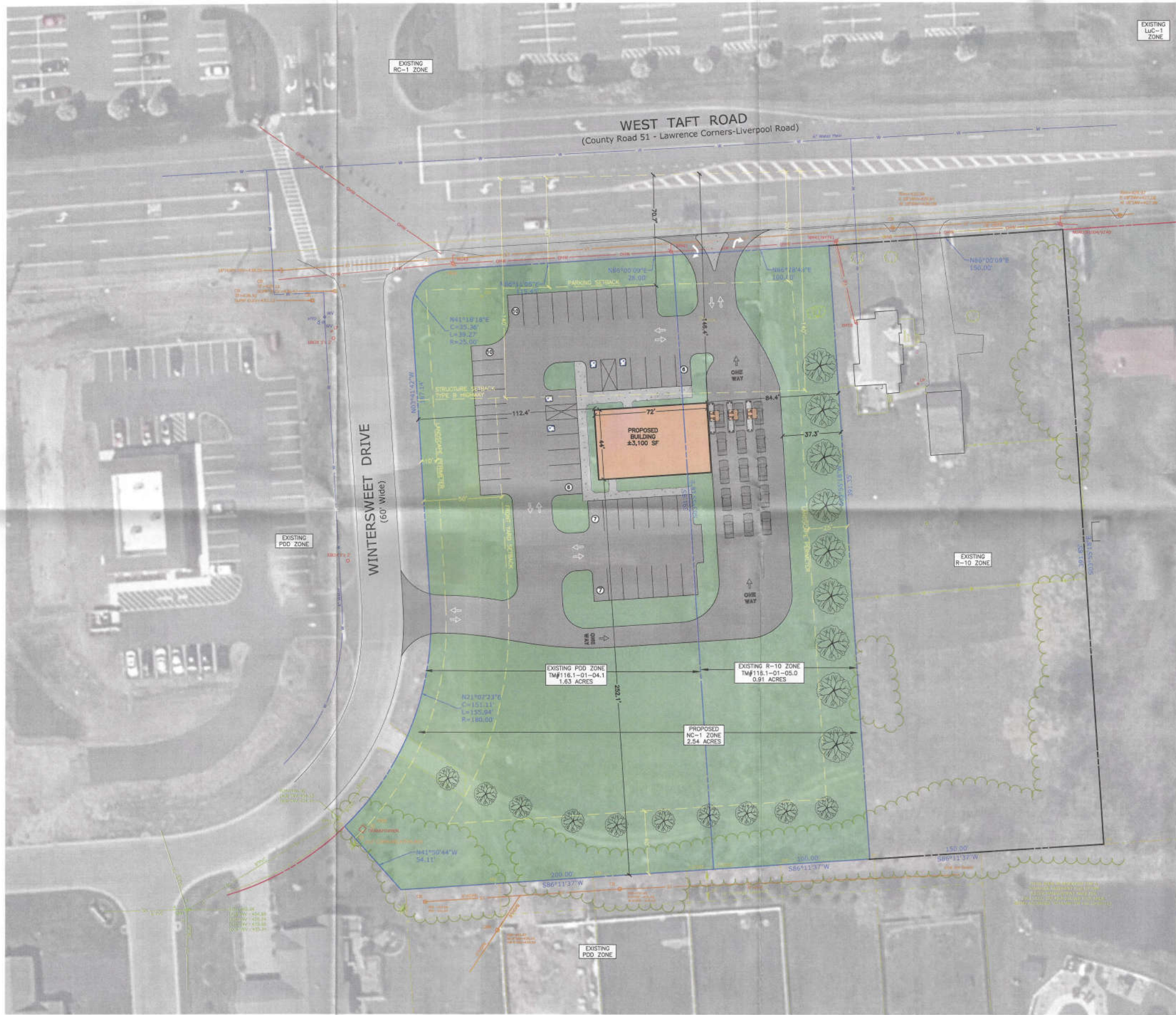
PROJECT TITLE
 HIGH SPEED DIESEL ADDITION

SITE ADDRESS
 5755 NY-80
 TULLY, NY 13159

SCALE: 1" = 30'
DATE: 01/23/2025
DESIGNED BY: SMW
DRAWN BY: SMW
CHECKED BY: ID
FILE NAME: 230327-C1.0 (Overall).dwg
JOB NUMBER: 230327

DRAWING TITLE
 OVERALL SITE LAYOUT PLAN

SHEET NO.
 C1.0

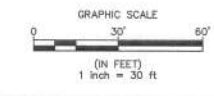


SITE CRITERIA CHECKLIST

PROJECT SITE INFORMATION		
ADDRESS	5004-5008 WEST TAFT ROAD ¹	
TAX MAP ID NO.	116.10-01-04.1, 116.10-01-05	
BOUNDARY SURVEY	C.T. MALE ASSOCIATES	
SITE AREA	2.54 ACRES ²	
LAND USE	BANK/CREDIT UNION WITH DRIVE-IN SERVICE ³	
BUILDING SIZE	3,100 SF	
ZONING INFORMATION		
ZONING DISTRICT	EXISTING: PUD AND RESIDENTIAL PROPOSED: NEIGHBORHOOD COMMERCIAL-1 (NC-1) ⁴ §230-16	
	REQUIRED	PROVIDED
BUILDING HEIGHT	30' MAX.	<30'
MIN. LOT AREA	40,000 SF	109,600 SF
MIN. LOT WIDTH	150'	±243'
MIN. LOT DEPTH	N/A	±391'
LOT COVERAGE, BLDG.	N/A	±3%
LOT COVERAGE, TOTAL	N/A	±35%
MAX GROSS FLOOR AREA	15,000 SF	±3,000 SF
BUILDING SETBACK (COUNTY HIGHWAY SETBACK) (1)	140' FROM CENTERLINE OF TAFT ROAD	±149'
REAR YARD SETBACK	25'	±252'
SIDE YARD SETBACK	25'	±84'
PERIMETER LANDSCAPE	10' MIN.	10' MIN.
ADDITIONAL SETBACK ABUTTING RESIDENTIAL	25'	39'
PARKING SETBACK (ROUTE 31 HIGHWAY SETBACK) ⁵	70' FROM CENTERLINE OF TAFT ROAD	±70.7'
PARKING DIMENSIONS	9.5'x20'	9.5'x20' MINS.
PARKING AISLE WIDTH	20'	20' MIN.
PARKING SPACES	RETAIL SERVICES SITE, <15,000 SQ FT, 6 SPACES / 1,000 SF OF FLOOR SPACE = 18	46
OTHER NOTES		
¹ HIGHWAY OVERLAY ZONE (COUNTY ROUTE, TYPE B) §230-19		
² SUBDIVISION/CONSOLIDATION		
³ TOWN BOARD SPECIAL PERMIT APPROVAL REQUIRED		
⁴ PROPOSED ZONE CHANGE APPLICATION (ORIGINALLY SUBMITTED ON 02/14/2025)		

LEGEND

- EXISTING PROPERTY LINES
- EXISTING NATURAL GAS
- EXISTING STORM SEWER
- EXISTING UNDERGROUND COMM.
- EXISTING UNDERGROUND ELEC.
- EXISTING OVERHEAD WIRE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING ZONING INFO
- PROPOSED GREEN SPACE
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- PROPOSED REQUIRED SETBACKS
- PROPOSED PARKING SPACES



PROJECT TITLE: **NORTHERN CREDIT UNION**
5004-5014 W. TAFT ROAD
CLAY, NY 13041
 ONONDAGA CO., NEW YORK

TOWN OF CLAY
 NORTHER CREDIT UNION

PREPARED FOR:
 120 FACTORY STREET
 WATERTOWN, NY 13601

ZONE CHANGE PLAN

NO.	DATE	REVISION/ISSUE

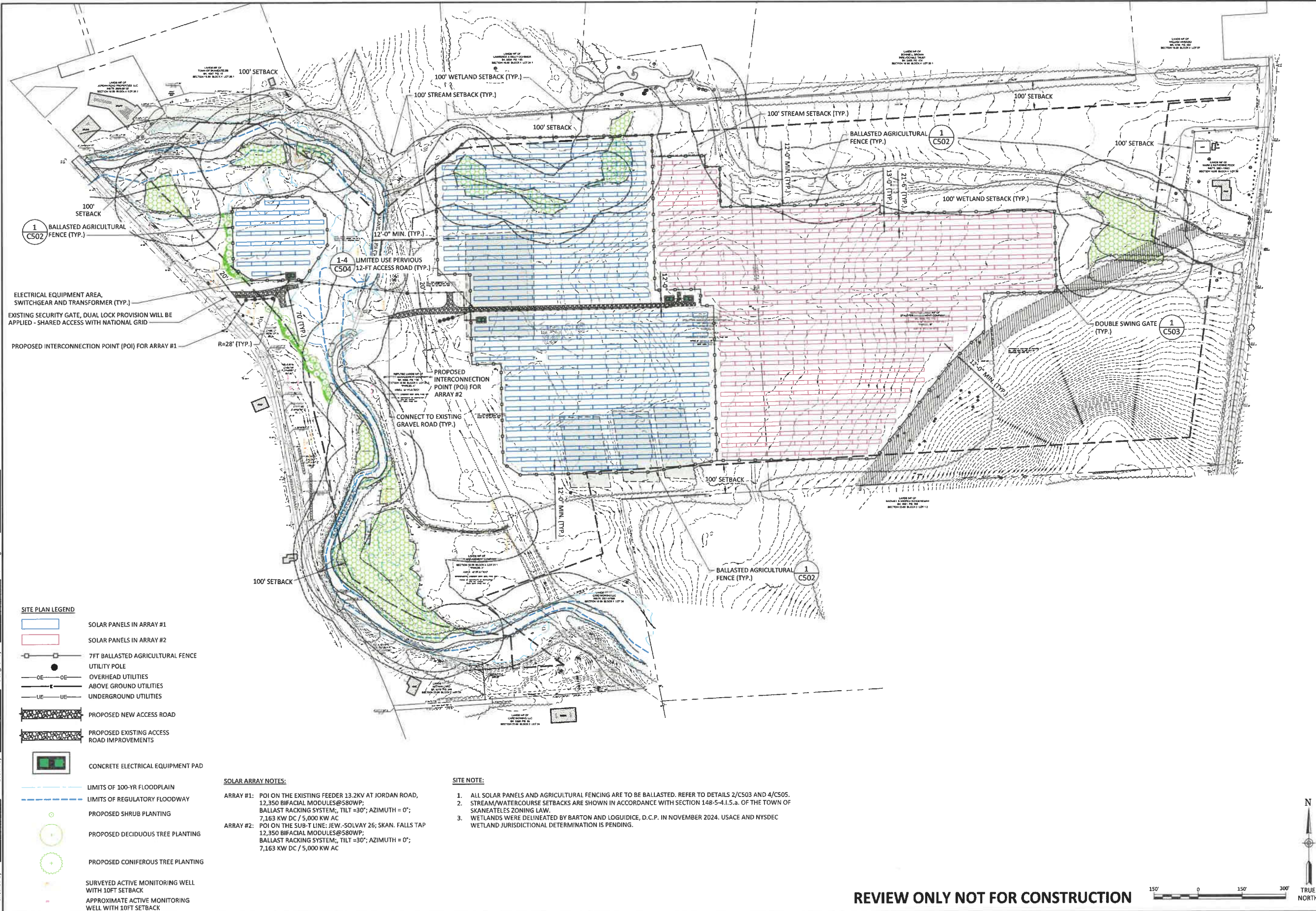
PREPARED BY:
NAPIERALA CONSULTING
 PROFESSIONAL ENGINEER, P.C.
 SITE • DESIGN • ENGINEERING
 110 FAYETTE STREET
 MANHATTAN, NEW YORK 13104
 email: ANAP@NAPCON.COM
 PH: (315) 685-5887 FAX: (315) 685-5544

SHEET: **ZC-1**

PROJECT NO: 25-2351
 DATE: 14 FEB 2025
 SCALE: 1"=30'

NAPIERALA CONSULTING
 PROFESSIONAL ENGINEER, P.C.
 STATE OF NEW YORK
 LICENSE NO. 040176
 EXPIRES 12/31/2026

Z-25-84, 85, 86



Plotted: Feb 27, 2025 - 3:18PM
 I:\Projects\2200\2271.010.001_C101_Site Plan.dwg
 Drawn by: MJK
 Checked by: R.A.M.
 Designed by: MJK
 In charge of: CAW

- SITE PLAN LEGEND**
- SOLAR PANELS IN ARRAY #1
 - SOLAR PANELS IN ARRAY #2
 - 7FT BALLASTED AGRICULTURAL FENCE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - ABOVE GROUND UTILITIES
 - UNDERGROUND UTILITIES
 - PROPOSED NEW ACCESS ROAD
 - PROPOSED EXISTING ACCESS ROAD IMPROVEMENTS
 - CONCRETE ELECTRICAL EQUIPMENT PAD
 - LIMITS OF 100-YR FLOODPLAIN
 - LIMITS OF REGULATORY FLOODWAY
 - PROPOSED SHRUB PLANTING
 - PROPOSED DECIDUOUS TREE PLANTING
 - PROPOSED CONIFEROUS TREE PLANTING
 - SURVEYED ACTIVE MONITORING WELL WITH 10FT SETBACK
 - APPROXIMATE ACTIVE MONITORING WELL WITH 10FT SETBACK

- SOLAR ARRAY NOTES:**
- ARRAY #1: POI ON THE EXISTING FEEDER 13.2KV AT JORDAN ROAD, 12,350 BIFACIAL MODULES@580WP; BALLAST RACKING SYSTEM; TILT =30°; AZIMUTH = 0°; 7,163 KW DC / 5,000 KW AC
- ARRAY #2: POI ON THE SUB-T LINE: JEW-SOLVAY 26; SKAN. FALLS TAP 12,350 BIFACIAL MODULES@580WP; BALLAST RACKING SYSTEM; TILT =30°; AZIMUTH = 0°; 7,163 KW DC / 5,000 KW AC

- SITE NOTE:**
1. ALL SOLAR PANELS AND AGRICULTURAL FENCING ARE TO BE BALLASTED. REFER TO DETAILS 2/C503 AND 4/C505.
 2. STREAM/WATERCOURSE SETBACKS ARE SHOWN IN ACCORDANCE WITH SECTION 148-5-4.1.5.a. OF THE TOWN OF SKANEATELES ZONING LAW.
 3. WETLANDS WERE DELINEATED BY BARTON AND LOGUIDICE, D.C.P. IN NOVEMBER 2024. USACE AND NYSDEC WETLAND JURISDICTIONAL DETERMINATION IS PENDING.

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145 §7209 SPECIAL PROVISIONS, FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER ANY ITEM IN ANY WAY, IF ANY ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING PROFESSIONAL SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	REVISIONS

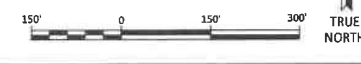
SUNN LLC
 JORDAN ROAD SOLAR ENERGY SYSTEM
PRELIMINARY CIVIL SITE PLAN
 ONONDAGA COUNTY, NEW YORK

B&L
 443 Electronics Parkway
 Liverpool, NY
 13088
Barton & Loguidice, D.P.C.

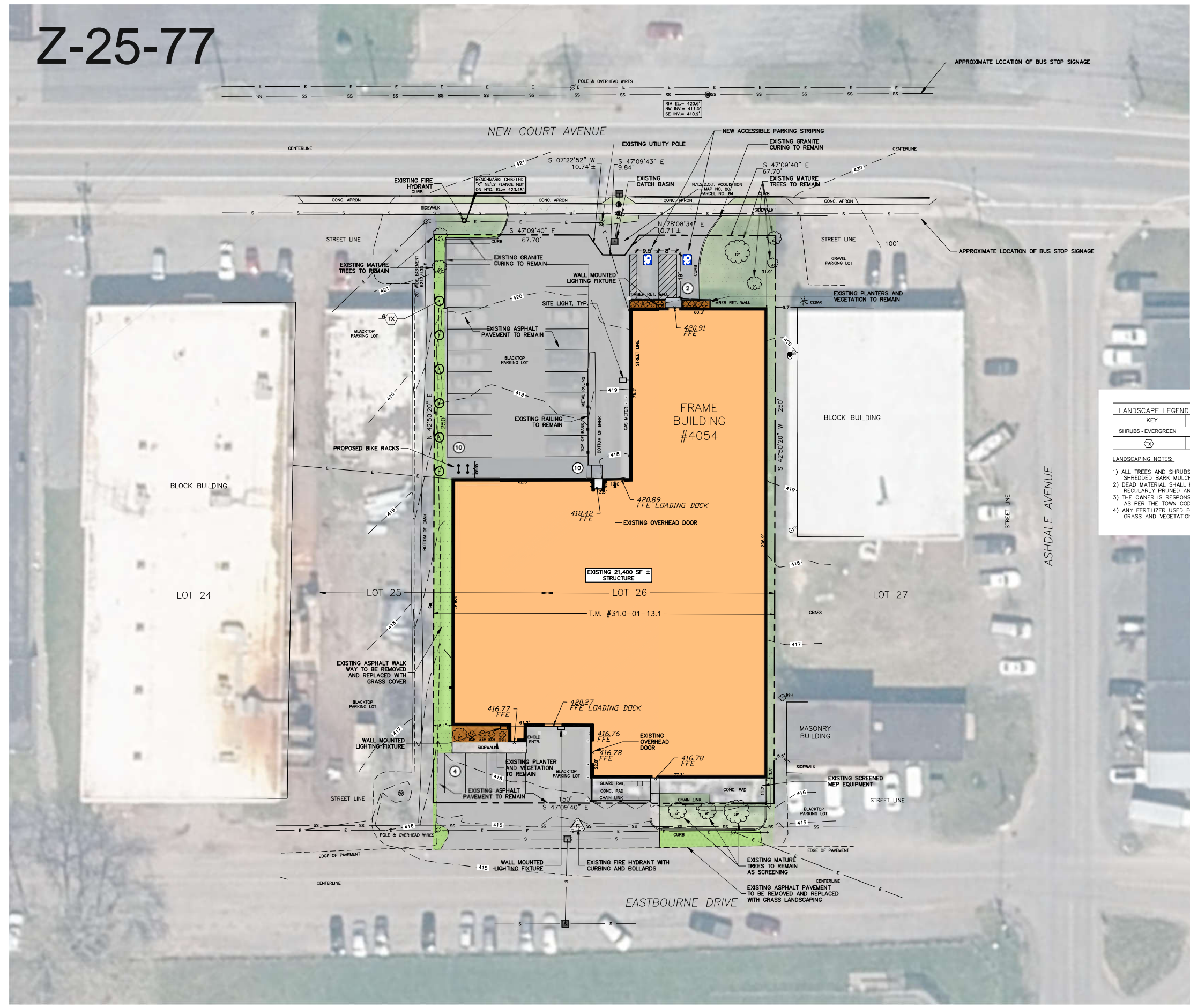


Date	MARCH 2025
Scale	AS SHOWN
Sheet Number	C101
Project Number	2271.010.001

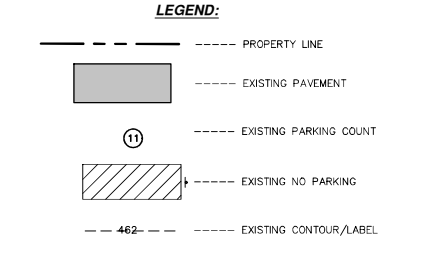
REVIEW ONLY NOT FOR CONSTRUCTION



Z-25-77



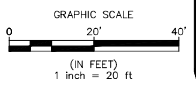
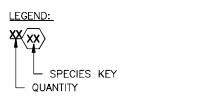
SITE CRITERIA CHECKLIST	
PROJECT SITE INFORMATION	
ADDRESS	4048 NEW COURT AVE., SYRACUSE, NY 13206
TAX MAP ID NO.	031-10-13.1
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM SURVEY BY SeGUIN LAND SURVEYING, P.L.L.C.
TOTAL SITE AREA	0.858 ACRES
LAND USE	INDUSTRIAL
BUILDING SIZE	21,400 SF ±
ZONING INFORMATION	
ZONING DISTRICT	INDUSTRIAL (IND)
	REQUIRED
BUILDING HEIGHT	1'V:1'H ±26' (NO CHANGE)
MIN. LOT AREA	N/A 37,374 SF
MIN. LOT WIDTH	N/A ±150' (NO CHANGE)
BUILDING COVERAGE	50% MAX. 57.3% (NO CHANGE)
LOT COVERAGE	80% MAX. 99.1% (NO CHANGE)
FRONT YARD SETBACK	35' MIN. (AVG.=30.8') 31.9' (NO CHANGE)
SIDE YARD SETBACK	32' TOTAL (12' MIN.) 3.3' MIN., 11.4' TOTAL (EXISTING)
PARKING DIMENSIONS	9.5'x19' 9.5'x19' (NO CHANGE)
PARKING AISLE WIDTH	24' 24' (NO CHANGE)
PARKING SPACES	1 SPACE/300 SF GROSS AREA * 21,400 SF = 72 SPACES 25 SPACES EXISTING 26 SPACES PROPOSED



GENERAL NOTES:
1) NO SIGNAGE IS INCLUDED IN THIS APPLICATION.

LANDSCAPE LEGEND						
KEY	QUAN.	LATIN NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
TX	6	TAXUS CUSPIDATA	CAPITATA UPRIGHT YEW	-	3'	B&B

- LANDSCAPING NOTES:**
- 1) ALL TREES AND SHRUBS SHALL BE SURROUNDED BY A BED OF SHREDDED BARK MULCH
 - 2) DEAD MATERIAL SHALL BE REPLACED AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH
 - 3) THE OWNER IS RESPONSIBLE TO MAINTAIN AND REPLACE LANDSCAPING AS PER THE TOWN CODE
 - 4) ANY FERTILIZER USED FOR THE ESTABLISHMENT AND MAINTENANCE OF GRASS AND VEGETATION SHALL BE FREE OF PHOSPHORUS



PROJECT TITLE:
GOLDEN LOG - 4048 NEW COURT AVE., SYRACUSE, NY 13206

TOWN OF DEWITT
ONONDAGA COUNTY, NY

PREPARED FOR:
CANNA ZONED, MLS
2207 ORCHARD LAKE RD., SUITE B
SYRACUSE, NY 13206

LAYOUT PLAN

SHEET TITLE:

NO.	DATE	REVISION/ISSUE
1	02/04/25	
2		
3		
4		
5		
6		
7		
8		
9		
10		

PREPARED BY:
NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.E.
SITE • DESIGN • ENGINEERING
100 FAYETTE STREET
MANHATTAN, NY 10804
email: MNAP@NAPCON.COM
PH: (315) 682-5580 FAX: (315) 682-5544

PROJECT NO. **24-2306**

DATE **15 NOV 2024**

SCALE **1" = 20'**

PLANNED BY:
NEAL H. ZIMMERMAN, P.E.
NY REGISTRATION # 042571

C-1

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Z-25-87

Town of Cicero Waterfront Overlay District Map

 Waterfront Overlay District

